



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Analysis Residential Demolition/New Construction

HEARING DATE: MAY 10, 2012

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* May 3, 2012  
*Case No.:* 2010.0636D / 2012.0259D  
*Project Address:* 622 – 27<sup>TH</sup> AVENUE  
*Zoning:* RH-2 (Residential House, Two-Family) District  
 40-X Height and Bulk District  
*Block/Lot:* 1569/031  
*Project Sponsor:* Wah Wong  
 622 – 27<sup>th</sup> Avenue  
 San Francisco, CA 94121  
*Staff Contact:* Glenn Cabreros – (415) 588-6169  
[glenn.cabreros@sfgov.org](mailto:glenn.cabreros@sfgov.org)  
*Recommendation:* **Do not take DR and approve demolition and new construction as proposed.**

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2010.0636D	New Building Case Number	2012.0259D
Recommendation	Do Not Take DR	Recommendation	Do Not Take DR
Demolition Application Number	2010.07.14.6595	New Building Application Number	2010.07.14.6596
Number Of Existing Units	1	Number Of New Units	2
Existing Parking	1	New Parking	2
Number Of Existing Bedrooms	2	Number Of New Bedrooms	6
Existing Building Area	± 1,400 Sq. Ft.	New Building Area	±3,500 Sq. Ft.
Public DR Also Filed?	No	Public DR Also Filed?	No
311 Expiration Date	4/20/12	Date Time & Materials Fees Paid	N/A

### PROJECT DESCRIPTION

The project is to demolish an existing three-story, single-family residence and to construct a new four-story, two-unit building.

## **SITE DESCRIPTION AND PRESENT USE**

The property at 622 27<sup>th</sup> Avenue is located on the east side of 27<sup>th</sup> Avenue between Anza and Balboa Streets. The subject lot measures 25 feet wide by 120 feet deep containing 3,000 square feet. The lot contains a three-story, single-family residence constructed circa 1913. The property is located within the RH-2 (Residential, House, Two-Family) Zoning District, the 40-X Height and Bulk District, and the Outer Richmond neighborhood

## **SURROUNDING PROPERTIES & NEIGHBORHOOD**

The surrounding neighborhood primarily consists of a mixture of two- and three-story residential buildings that are mostly single-family residences. On either side of the subject property is a two-story, single-family residence.

## **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	April 30, 2012	April 30, 2012	10 days
Mailed Notice	10 days	April 30, 2012	April 30, 2012	10 days

## **PUBLIC COMMENT**

No public comment was received by the Planning Department during the 30-day Section 311 public notification period.

## **REPLACEMENT STRUCTURE**

The replacement structure will provide two dwelling units with a two-car garage within a four-story building 40 feet in height (to the ridgeline). Both units are proposed to have three bedrooms. The ground floor will contain a two-car garage. Behind the garage, a family room and a bedroom are proposed to be internally connected to the dwelling unit located at the 2<sup>nd</sup> floor (the floor above the garage level). The third and fourth floors would contain the second unit.

The proposed fourth floor is set back 20 feet from the front façade. The front setback at the fourth floor and the sloped roof forms are proposed to improve the relationship of the project's building scale to the predominant three-story building scale found in the immediate neighborhood. The project proposes a 62-foot rear yard. The overall scale, design, and materials of the proposed replacement structure are compatible with the blockface and are complementary to the residential neighborhood character. The materials for the front façade are traditional in style, with stucco, stone and wood trim details.

## **PUBLIC COMMENT**

The project has completed the Section 311 and Mandatory Discretionary Review notification. No separate DR requests were filed.

## **GENERAL PLAN COMPLIANCE**

The project is, on balance, consistent with the following Objectives and Policies of the General Plan:

## HOUSING ELEMENT - OBJECTIVE 1

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

### POLICY 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

### POLICY 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

*While the project does not propose affordable units, it appropriately infills an underdeveloped lot with two units, a net gain of one unit to the City's housing stock. The project also provides family-sized housing for the City by proposing two three-bedroom units. The proposed residential units are within close proximity to neighborhood-serving uses along Geary Boulevard and MUNI lines Nos. 5, 29, 31 and 38.*

## SECTION 101.1 PRIORITY POLICIES

Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. The Project complies with these policies as follows:

1. Existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

*The project does not remove any neighborhood-serving uses as the project is a residential use within a residential zoned district.*

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

*The project's proposed scale, massing and materials are consistent with the surrounding residential neighborhood, and therefore the project would not disrupt the existing neighborhood character.*

3. That the City's supply of affordable housing be preserved and enhanced.

*The project does not demolish any affordable housing units as defined by the Mayor's Office of Housing.*

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*The project proposes only the minimum amount of required parking. The proposed two-car garage and the size of the project should not impede MUNI service or overburden City streets.*

5. A diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

*The project does not affect industrial and service sectors as the project is located in a residential zoning district.*

6. The City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*The project will be reviewed and constructed according to current Building Codes to address seismic safety issues.*

7. Landmarks and historic buildings be preserved.

*The subject property is not an historic resource or a landmark building.*

8. Parks and open space and their access to sunlight and vistas be protected from development.

*The project is proposed to be constructed within the 40 foot height limit and does not require a shadow study per Planning Code Section 295. The project is not located adjacent to any parks or open space.*

## ENVIRONMENTAL REVIEW

The Project was issued a Categorical Exemption, Class 2 on October 22, 2010 per Case No. 2010.0636E.

## RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) found the scale and massing of the project to be appropriate in the context of the existing development, particularly in relation to the immediate neighborhood context. The depth of the project and the setbacks at various levels at the rear of the project and at the fourth floor are proposed to address the adjacent building conditions and to preserve light and air access and the mid-block open space. The proposed exterior materials would not be disruptive to the neighborhood character.

**Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves residential demolition.**

## BASIS FOR RECOMMENDATION

The Department recommends approval of the demolition of the existing three-story, single-family dwelling and new construction of a four-story, two-unit building. The project is consistent with the Objectives and Policies of the General Plan and complies with the Residential Design Guidelines and Planning Code. The project meets the criteria set forth in Section 101.1 of the Planning Code in that:

- The project will result in a net gain of one dwelling unit.
- The project will create two family-sized dwelling units each with three bedrooms.
- Given the scale of the project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- Although the structure proposed for demolition is more than 50 years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark.

**RECOMMENDATION: Do not take DR and approve the project as proposed.**

## DEMOLITION CRITERIA - ADMINISTRATIVE REVIEW

### Existing Value and Soundness

1. Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single-family dwelling is not affordable or financially accessible housing (above the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months);

#### *Project Does Not Meet Criteria*

*The Project Sponsor does not claim that the property is valued at or above 80% of the median single-family home prices in San Francisco. As such, the property is considered relatively affordable and financially accessible housing for the purposes of this report and Planning Code Section 317.*

2. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings);

#### *Project Does Meet Criteria*

*The Project Sponsor has provided a Soundness Report which claims the property is unsound at the 50% and 75% repair thresholds identified in the implementation criteria for soundness pursuant to Planning Code Section 317.*

## DEMOLITION CRITERIA

### Existing Building

1. Whether the property is free of a history of serious, continuing code violations;

#### *Project Meets Criteria*

*A review of the databases for the Department of Building Inspection and the Planning Department did not show any enforcement cases or notices of violation.*

2. Whether the housing has been maintained in a decent, safe, and sanitary condition;

#### *Project Meets Criteria*

*The housing is free of Housing Code violations, but appears to have habitability issues including water intrusion, wood/dry rot and mold due as related to design deficiencies of the original construction of the building.*

3. Whether the property is an "historic resource" under CEQA;

#### *Project Meets Criteria*

*Although the structure is more than 50 years old, a review of the Historic Resource Evaluation resulted in a determination that it is not an historic resource for the purposes of CEQA.*

4. If the property is an historic resource, whether the removal of the resource will have a substantial adverse impact under CEQA;

***Criteria Not Applicable to Project***

*The property is not an historic resource.*

**Rental Protection**

5. Whether the Project converts rental housing to other forms of tenure or occupancy;

***Criteria Not Applicable to Project***

*The existing unit is currently vacant and thus not rental housing.*

6. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

***Project Meets Criteria***

*The building is not subject to rent control because it is a single-family dwelling that is currently vacant.*

**Priority Policies**

7. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

***Project Does Not Meet Criteria***

*The project does not meet this criterion because it proposes demolition of the existing building. Nonetheless, the project results in a net gain of housing. Two family-sized units will replace one single-family home that contains two bedrooms. The creation of these two family-sized units will preserve the cultural and economic diversity within the neighborhood.*

8. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

***Project Meets Criteria***

*The project will conserve the neighborhood character by creating a building that is compatible to the materials, massing, window pattern, and rooflines of the other residential structures in the surrounding neighborhood. By creating a compatible building that increases the density by one unit, the neighborhood's cultural and economic diversity will be preserved.*

9. Whether the Project protects the relative affordability of existing housing;

***Project Meets Criteria***

*Although the building proposed for demolition is not above the 80% average price of a single-family home and thus considered "relatively affordable and financially accessible" housing, it is not defined as an "affordable dwelling-unit" by the Mayor's Office of Housing. By creating two new dwelling units where one dwelling exists, the relative affordability of existing housing is being preserved because the land costs associated with the housing are spread out over two dwellings rather than one. The reduction in land costs per unit reduces the overall cost of housing.*

10. Whether the Project increases the number of permanently affordable units as governed by Section 415;

***Project Does Not Meet Criteria***

*The project does not include any permanently affordable units, as the construction of two units does not trigger Section 415 review.*

**Replacement Structure**

11. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;

***Project Meets Criteria***

*The project replaces one single-family dwelling with two dwelling units in the RH-2 Zoning District.*

12. Whether the Project creates quality, new family housing;

***Project Meets Criteria***

*The project will create two family-sized units: two three-bedroom units. The floor plans reflect new quality, family housing.*

13. Whether the Project creates new supportive housing;

***Project Does Not Meet Criteria***

*The project is not specifically designed to accommodate any particular Special Population Group as defined in the Housing Element.*

14. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;

***Project Meets Criteria***

*The project is in scale with the surrounding neighborhood and will be constructed of high-quality materials.*

15. Whether the Project increases the number of on-site dwelling units;

***Project Meets Criteria***

*The project increases the number of dwelling units on the site from one to two.*

16. Whether the Project increases the number of on-site bedrooms.

***Project Meets Criteria***

*The project increases the number of bedrooms on the site from two to six.*

## Design Review Checklist

### NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

### SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
<b>Topography (page 11)</b>			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
<b>Front Setback (pages 12 - 15)</b>			
Does the front setback provide a pedestrian scale and enhance the street?			X
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?			X
Does the building provide landscaping in the front setback?			X
<b>Side Spacing (page 15)</b>			
Does the building respect the existing pattern of side spacing?			X
<b>Rear Yard (pages 16 - 17)</b>			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
<b>Views (page 18)</b>			
Does the project protect major public views from public spaces?			X
<b>Special Building Locations (pages 19 - 21)</b>			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?			X

### BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
<b>Building Scale (pages 23 - 27)</b>			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
<b>Building Form (pages 28 - 30)</b>			



Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

**ARCHITECTURAL FEATURES (PAGES 31 - 41)**

QUESTION	YES	NO	N/A
<b>Building Entrances (pages 31 - 33)</b>			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
<b>Bay Windows (page 34)</b>			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
<b>Garages (pages 34 - 37)</b>			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
<b>Rooftop Architectural Features (pages 38 - 41)</b>			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?			X
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

**BUILDING DETAILS (PAGES 43 - 48)**

QUESTION	YES	NO	N/A
<b>Architectural Details (pages 43 - 44)</b>			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
<b>Windows (pages 44 - 46)</b>			
Do the windows contribute to the architectural character of the building and the	X		

neighborhood?			
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
<b>Exterior Materials (pages 47 - 48)</b>			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

**SPECIAL GUIDELINES FOR ALTERATIONS TO BUILDINGS OF POTENTIAL HISTORIC OR ARCHITECTURAL MERIT (PAGES 49 – 54)**

QUESTION	YES	NO	N/A
Is the building subject to these Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit?			X
Are the character-defining features of the historic building maintained?			X
Are the character-defining building form and materials of the historic building maintained?			X
Are the character-defining building components of the historic building maintained?			X
Are the character-defining windows of the historic building maintained?			X
Are the character-defining garages of the historic building maintained?			X

**Attachments:**

- Parcel Map
- Sanborn Map
- Aerial Photographs / Context Photos
- Zoning Map
- Section 311 Notice
- Environmental Evaluation
- Residential Demolition Application
- Soundness Report
- Reduced Plans
- Color Renderings

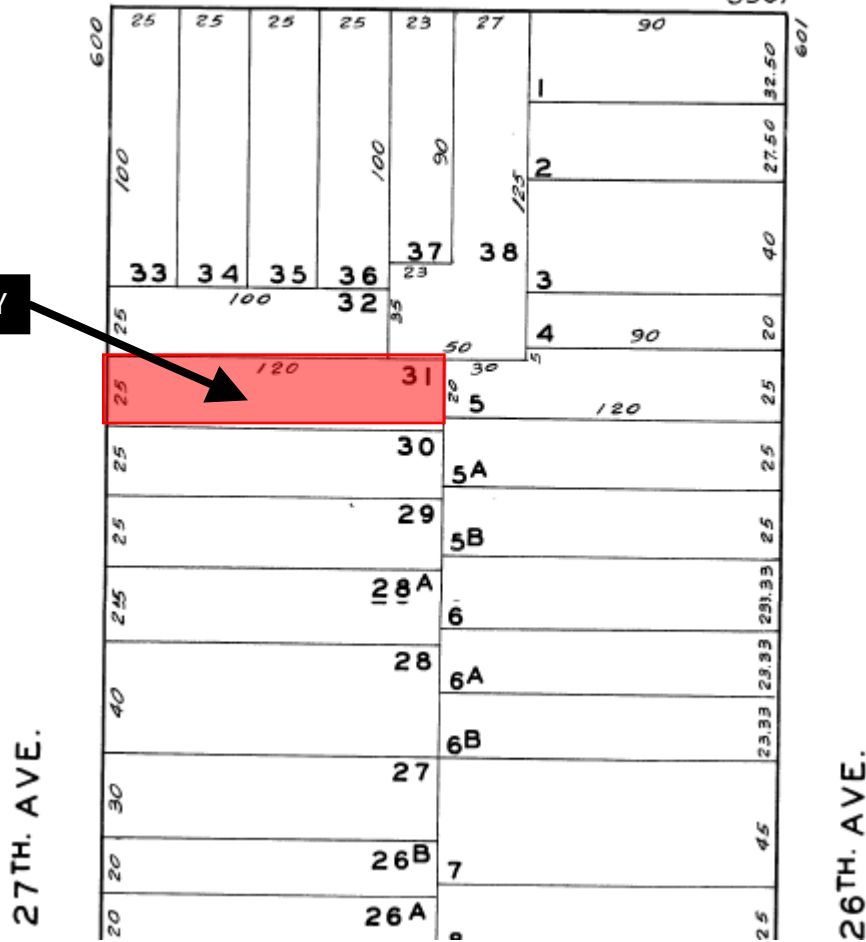
\* All page numbers refer to the Residential Design Guidelines

# Parcel Map

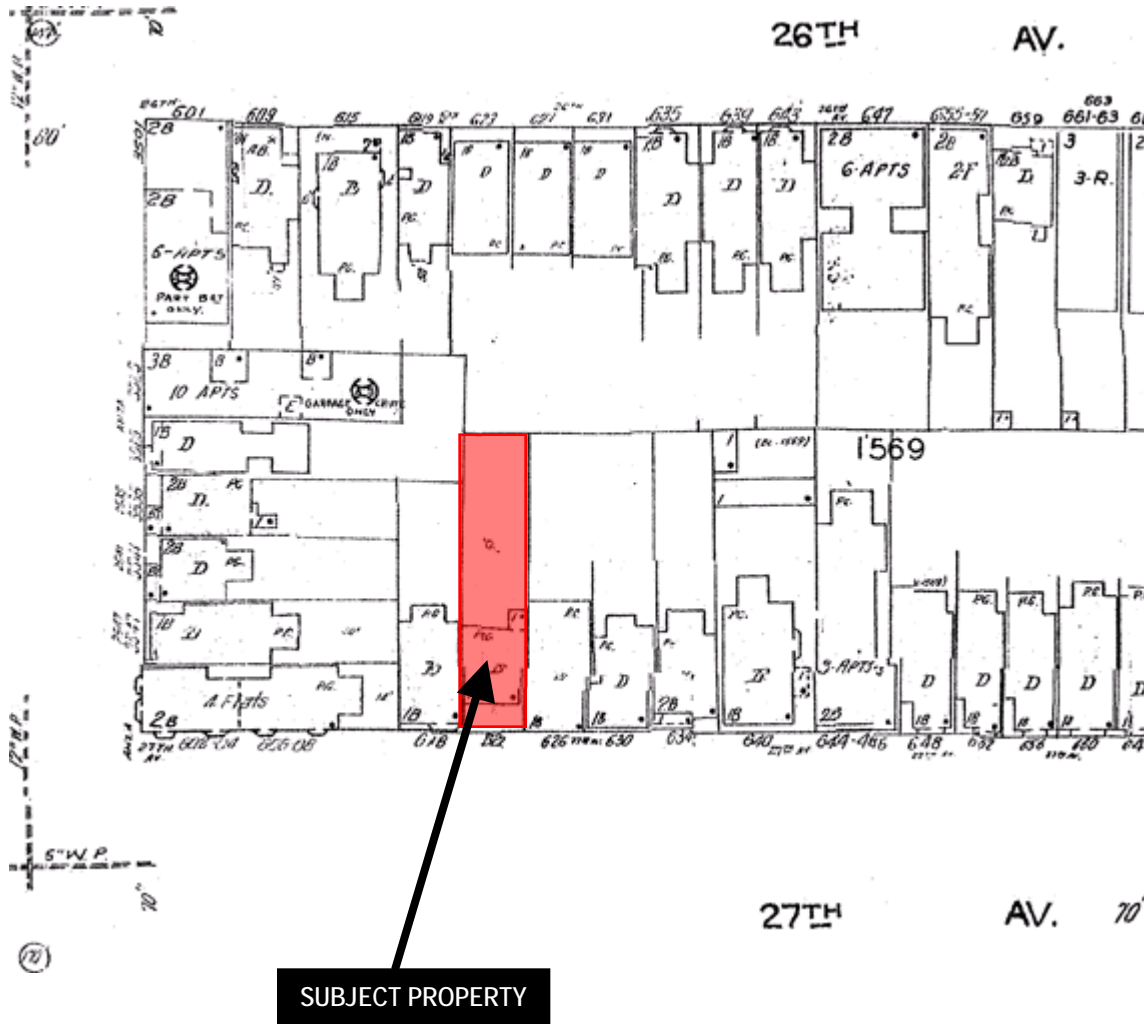
ANZA

3501

SUBJECT PROPERTY



# Sanborn Map\*



\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2010.0636D & 2012.0259D  
622 – 27<sup>th</sup> Avenue  
Hearing Date: May 3, 2012

# Aerial Photo 1



**SUBJECT PROPERTY**



# Aerial Photo 2



SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2010.0636D & 2012.0259D  
622 – 27<sup>th</sup> Avenue  
Hearing Date: May 3, 2012

# Aerial Photo 3



SUBJECT PROPERTY



# Zoning Map



Discretionary Review Hearing  
Case Number 2010.0636D & 2012.0259D  
622 – 27<sup>th</sup> Avenue  
Hearing Date: May 3, 2012





# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On July 14, 2010, the Applicant named below filed Demolition Permit Application No. 2010.07.14.6595 (Demolition) and a Building Permit Application No. 2010.07.14.6596 (New Construction) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Alex Nie, Best Construction	Project Address:	622- 27 <sup>th</sup> Avenue
Address:	100 Old County Road, Suite 100C	Cross Streets:	Anza / Balboa Streets
City, State:	Brisbane, CA 94005	Assessor's Block /Lot No.:	1569/031
Telephone:	(415) 656-3528	Zoning Districts:	RH-2 /40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE		
<input checked="" type="checkbox"/> DEMOLITION	and/or	<input checked="" type="checkbox"/> NEW CONSTRUCTION or <input type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE .....	Single-Family Dwelling .....	Two-Family Dwelling
FRONT SETBACK .....	10 feet .....	None
SIDE SETBACKS .....	None .....	No Change
BUILDING DEPTH .....	45 feet .....	69 feet
REAR YARD .....	65 feet .....	51 feet
HEIGHT OF BUILDING .....	33 feet (to ridge) .....	40 feet
NUMBER OF STORIES .....	3 .....	4
NUMBER OF DWELLING UNITS .....	1 .....	2
NUMBER OF OFF-STREET PARKING SPACES .....	1 .....	2

### PROJECT DESCRIPTION

The proposal is to demolish the existing 3-story, single-family dwelling and to construct a new four-story, two-unit building. Per Planning Code Section 317, a Mandatory Discretionary Review hearing is required for the residential demolition (Case No. 2010.0636D) and the proposed replacement building (Case No. 2012.0259D). The Mandatory Discretionary Review hearing is tentatively scheduled to be heard by the Planning Commission on Thursday, May 10, 2012 at 12 Noon at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400. See attached plans.

PLANNER'S NAME: Glenn Cabreros

PHONE NUMBER: (415) 558-6169

EMAIL: glenn.cabreros@sfgov.org

DATE OF THIS NOTICE: 3/22/2012

EXPIRATION DATE: 4/20/2012



SAN FRANCISCO PLANNING DEPARTMENT

Date received:

RECEIVED

JUL 27 2010

Environmental Evaluation Application

CITY & COUNTY OF S.F. PLANNING DEPARTMENT MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current Schedule of Application Fees and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

Table with 3 columns: Description, Provided, Not Applicable. Rows include: Two copies of this application with all blanks filled in, Two sets of project drawings, Photos of the project site, Fee, Supplemental Information Form for Historical Resource Evaluation, Geotechnical Report, Tree Disclosure Statement, Phase I Environmental Site Assessment, Additional studies.

Applicant's Affidavit. I certify the accuracy of the following declarations:

- a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): [Signature]
(For Staff Use Only) Case No. 2010-06346

Date: 7/20/10
Address: 622 37th Ave
Block/Lot: 1569/031

**PART 2 – PROJECT INFORMATION**

**Owner/Agent Information**

Property Owner	<u>Wah &amp; Elaine wong</u>	Telephone No.	<u>(415) 205-9659</u>
Address	<u>622 27<sup>th</sup> Ave.</u>	Fax. No.	<u>(415) 386-7861</u>
	<u>San Francisco, CA 94121</u>	Email	<u>elainemww@att.net</u>
Project Contact	<u>Alex Nie</u>	Telephone No.	<u>(415) 656-3528</u>
Company	<u>Best Design &amp; Construction Co</u>	Fax No.	<u>9415) 656-4416</u>
Address	<u>100 Old County Road Ste 100C</u>	Email	<u>best_design@msn.com</u>
	<u>Brisbane, CA 94005</u>		

**Site Information**

Site Address(es):	<u>622 27<sup>th</sup> Ave</u>		
Nearest Cross Street(s)	<u>Anza Street</u>		
Block(s)/Lot(s)	<u>1569 / 031</u>	Zoning District(s)	<u>RH-2</u>
Site Square Footage	<u>3,000</u>	Height/Bulk District	<u>40'-0"</u>
Present or previous site use	<u>A single family dwelling</u>		
Community Plan Area (if any)	<u>N/A</u>		

**Project Description - please check all that apply**

<input type="checkbox"/> Addition	<input type="checkbox"/> Change of use	<input type="checkbox"/> Zoning change	<input checked="" type="checkbox"/> New construction
<input type="checkbox"/> Alteration	<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> Lot split/subdivision or lot line adjustment	
<input type="checkbox"/> Other (describe)		Estimated Cost	<u>Demo \$10,000</u>

Describe proposed use A new duplex building

Narrative project description. Please summarize and describe the purpose of the project.  
Demolished the existing 3-story single family dwelling and built a new 3-story plus penthouse duplex building.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district?  If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district?  If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade?  If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more?  If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition?  If yes, please submit a <i>Tree Disclosure Statement</i> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Would the project result in any construction over 40 feet in height?  If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and <b>should be submitted at the Planning Information Center</b> , 1660 Mission Street, First Floor.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Would the project result in a construction of a structure 80 feet or higher?  If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?  If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps?  If yes, please describe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Is the project related to a larger project, series of projects, or program?  If yes, please describe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area?  If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

\* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

**PART 4 – PROJECT SUMMARY TABLE**

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2,380	0	6,362	6,362
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	1	0	2	2
Other (specify use)	0	0	0	0
<b>Total GSF</b>	<b>2,380</b>	<b>0</b>	<b>6,362</b>	<b>6,362</b>
Dwelling units	1	0	2	2
Hotel rooms	0	0	0	0
Parking spaces	1	0	2	2
Loading spaces	0	0	0	0
Number of buildings	1	0	1	1
Height of building(s)	33.3'	0	39.0'	39.0'
Number of stories	3	0	3 + penthouse	3 + penthouse

Please describe any additional project features that are not included in this table:

**Additional Information:** Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

**SAN FRANCISCO DEPARTMENT OF CITY PLANNING**  
**CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW**

**CLASS 2**

REPLACEMENT OR RECONSTRUCTION OF EXISTING RESIDENTIAL STRUCTURE WITH A NEW STRUCTURE ON THE SAME SITE WITH

*AW* 10/22/10  
 Approved Planning Dept. Matt Weintraub, Preservation Planner

SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY.



# SAN FRANCISCO PLANNING DEPARTMENT

MEMO

## Historic Resource Evaluation Response

**MEA Planner:** Brett Bollinger  
**Project Address:** 622 27<sup>th</sup> Avenue  
**Block/Lot:** 1569/031  
**Case No.:** 2010.0636E  
**Date of Review:** October 20, 2010  
**Planning Dept. Reviewer:** Matt Weintraub  
 (415) 575-6812 | matt.weintraub@sfgov.org

1650 Mission St.  
 Suite 400  
 San Francisco,  
 CA 94103-2479

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**415.558.6378**

Fax:  
**415.558.6409**

Planning  
 Information:  
**415.558.6377**

**PROPOSED PROJECT**       Demolition       Alteration

### PROJECT DESCRIPTION

The proposed project involves demolition of an existing three-story single-family dwelling (approximately 2,380 square feet) and construction of a new four-story, two-unit apartment building (approximately 6,362 square feet). The proposed project would replicate the general form and massing of the existing single-family dwelling at the front of the lot while increasing overall lot coverage and height on the subject property.

### PRE-EXISTING HISTORIC RATING / SURVEY

There is no pre-existing historic rating or survey information for the subject building. The County Assessor lists the year built as 1913, which is confirmed by DBI permits and SFPUC records. According to the Department's Preservation Bulletin No. 16, the subject building is categorized as a CEQA Category "B" building (requires further information and consultation) for the purposes of CEQA because the building was constructed in 1913 and is over 50 years of age. A Historic Resource Evaluation (HRE) dated June 14, 2010, was submitted by the Project Sponsor.

### HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on the east side of 27<sup>th</sup> Avenue between Anza and Balboa Streets in the Richmond District. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40 -X Height and Bulk District. The immediate area consists primarily of single-family homes constructed during the late 1910s and early 1920s in period styles such as Spanish Colonial and Craftsman. Multiple-family residences are also present on surrounding blocks. The nearest commercial strip is located on Geary Boulevard to the north; limited commercial uses are also found on nearby Balboa Avenue to the south. The immediate blocks surrounding the subject property have not been included in any recent survey of historic properties.

- 1. California Register Criteria of Significance:** A building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

*named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- Event: or  Yes  No  Unable to determine  
Person: or  Yes  No  Unable to determine  
Architecture: or  Yes  No  Unable to determine  
Information Potential:  Further investigation recommended.  
District or Context:  Yes, may contribute to a potential district or significant context  
If Yes; Period of significance:

The subject property does not appear to be eligible for listing on the California Register as either an individual resource or as a contributing building within a historic district. Below is an evaluation of the subject property and surrounding area against the criteria for inclusion on the California Register based upon information provided by the submitted HRE and professional analysis by Department staff.

**Event:** There is no information provided by the submitted HRE or located in the Planning Department's background files to indicate that the subject building was associated with any event that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Construction of the subject building in 1913 appears to have been a singular event unrelated to important cultural, social, political, or other historical events that occurred at the time in the City, the State, or the nation. The subject building is therefore determined not to be eligible under this criterion.

**Person:** There is no information provided by the submitted HRE or located in the Planning Department's background files to indicate that the subject building was associated with any person who made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Construction, ownership, and occupancy of the subject buildings appear to have involved people that were not known to be important in the history of the City, the State, or the nation. The subject building is therefore determined not to be eligible under this criterion.

**Architecture:** There is no information provided by the submitted HRE or located in the Planning Department's background files to indicate that the subject building embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values. The architect and builder are unknown; the submitted HRE conjectures that the original owner Ernest E. Dunn, a carpenter, constructed the building. The submitted HRE categorizes the subject building as "Early 20<sup>th</sup> Century Vernacular – Post Victorian Era" and notes that it "exhibits simple construction and design techniques." The influence of Craftsman architectural style in the design of the subject property can be identified through visual observation of features such as projecting eaves, triangular braces, and a low-pitched gable roof. However, the subject building does not exhibit the full range of details, materials, and elements that would qualify it as an important or representative example of architecture from the period. The subject building is therefore determined not to be eligible under this criterion.

**Information:** There is no information provided by the submitted HRE or located in the Planning Department's background files to indicate that the subject property is likely to yield information important to a better understanding of prehistory or history. The subject building is therefore determined not to be eligible under this criterion.

---

2. **Integrity** is the ability of a property to convey its significance. To qualify as a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

**Location:**     Retains     Lacks  
**Association:**  Retains     Lacks  
**Design:**     Retains     Lacks  
**Workmanship:**  Retains     Lacks

**Setting:**     Retains     Lacks  
**Feeling:**     Retains     Lacks  
**Materials:**  Retains     Lacks

Note: Since the subject building was determined not to be significant under the California Register criteria, an analysis of integrity was not conducted.

---

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

No Resource Present (*Go to 6 below.*)

Historical Resource Present (*Continue to 4.*)

---

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

---

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.
- 

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.





SUBJECT BUILDING



FRONT FACE ON THE SUBJECT BUILDING

622 27th Avenue, San Francisco, CA 94121

Block: 1569 Lot: 031



# SAN FRANCISCO PLANNING DEPARTMENT

## Section 317 Application

Section 317 of the Planning Code requires that a public hearing will be held prior to approval of any permit that will remove existing housing, with certain codified exceptions. Where a project will result in the loss of one or two residential units, the project is subject to a Mandatory Discretionary Review (DR) hearing before the Planning Commission, unless the Code specifically requires Conditional Use (CU) Authorization. Projects resulting in the loss of three or more units will require a Conditional Use hearing by the Planning Commission. If a Conditional Use is required, attach this Application as a supplemental document. All projects subject to Section 317 must fill out this cover sheet and the relevant attached Form(s) (A, B, or C), and contact Georgia Powell at (415) 558-6371 to schedule an intake appointment.

1650 Mission St.  
Suite 400  
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CA 94103-2479

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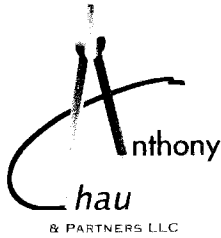
PROJECT ADDRESS: 622 27th Ave		NAME: Wah Wong		
BLOCK/LOT: 1569 / 031		ADDRESS: 622 27th Ave		
ZONING: RH-2		CITY, STATE: San Francisco, CA		
LOT AREA 3,000 sq. ft.		PHONE: (415) 205-9659		
#	PROJECT INFORMATION	EXISTING	PROPOSED	NET CHANGE
1	Total number of units	1	2	1
2	Total number of parking spaces	1	2	1
3	Total gross habitable square footage	1,435	3,474	2,039
4	Total number of bedrooms	2	6	4
5	Date of property purchase		-	-
6	Number of rental units	0		
7	Number of bedrooms rented	0		
8	Number of units subject to rent control	0		
9	Number of bedrooms subject to rent control	0		
10	Number of units currently vacant	0	0	0
11	Was the building subject to the Ellis Act within the last decade?	N/A	-	-
12	Number of owner-occupied units	1	2	1

I have read and understood the information in this Application, including the required payment of time and material fees for processing this Application. I certify that I will pay all Planning Department time and material costs for processing this Application, as required by Sections 350(c) and 352(B) of the Planning Code.

Signature: \_\_\_\_\_

Printed Name: WAH WONG

Date: 12/12/2011



**Anthony Chau & Partners LLC**  
Architectural and Engineering Design Services  
530 Paloma Ave., Pacifica, CA 94044  
(415)-307-7538 • anthonychaudesigns@gmail.com

# **SOUNDNESS REPORT**

*Of*

**622 27<sup>th</sup> Ave.  
San Francisco, CA 94121**

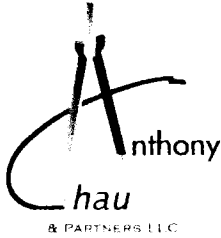
**Prepared per San Francisco Planning Department  
Planning Code Section 317 Requirements for  
Proposed Demolition of an Existing Building**

Prepared By:

Anthony Chau  
M.S. Civil & Structural Engineering  
Licensed Architect (C-30909)  
Licensed Civil Engineer (C-73652)

---

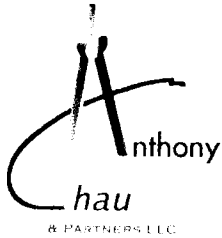
*June 29<sup>th</sup>, 2010*



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Elaine & Wah Wong, owner  
445 11<sup>th</sup> Ave.  
San Francisco, CA. 94118

June 29<sup>th</sup>, 2010

Subject: Proposed Demolition of an Existing Single Family Dwelling  
Address: 622 27<sup>th</sup> Ave., San Francisco, CA 94121  
Block: 1569 Lot: 031

This soundness report provides a thorough description of the subject building with supporting documentation included in the appendices. The documentation includes, the calculated replacement cost, the computed 50% threshold, and the 75% threshold per "Residential Soundness Report Requirements", version 1.0, dated December 11, 2003 and Section 317: Periodic Adjustment To Numerical Criteria, dated Mar. 26, 2009.

A factual summary of the findings is also included as useful conclusion to the soundness report.

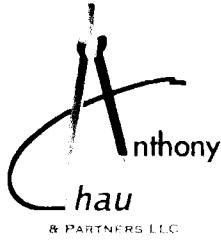
**Description of Building**

The subject building was built in 1913 that situates on a 25'-0" x 120'-0" lot (2,996 sq. ft) in the San Francisco Richmond district. It is a three-story building with a residential unit on the 2<sup>nd</sup> and 3<sup>rd</sup> floors and a Garage with storage space on the 1<sup>st</sup> floor. The site is practically flat with minor slope towards rear of the property. The building is about 33'-4" in height.

The measured building area of 1,580 square feet is different to the Property Information Report of 1,360 square feet and since there is no original building permit drawings can be located, the measured building area is used in calculating the replacement cost.

The 1<sup>st</sup> floor is about 27'-11" long and 25'-00" wide. The garage occupies approximately half of the space with posts separating it from the other half of storage space. The water heater and heating unit are located in the storage space. Both water heater and heating unit were not functioning at the time of inspection and show signs of rusting and deterioration. Most plumbing pipes can be seen on the first floor are rust and some show sign of leaking. Dry rot and sign of water damage on wood framing can be seen throughout the first floor. Signs of mold, fungus and wood boring beetle damages can be found at several locations. Garage door and rear man-door are damaged. The rear window and rear man-door on the first floor also show signs of water infiltration and damages.

The foundation sill lacks of sill anchor bolts and property line walls are not constructed to be one-hour rated fire protection. There was no beam-post and post base connector throughout the entire level.



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The concrete slab at the garage parking space is badly damaged. The exterior slab outside the man-door at the front of the house on the first floor shows sign of water ponding due to improper drainage slope.

The small retaining wall and concrete patio at the back of the house are crack and falling apart.

Both front and rear exterior stairs show signs of deterioration, dry rot, fungus and wood boring beetle damages. And the rear stairs and deck are not safe to use during the time of inspection.

The second floor is about 28'-6" long and 25'-0" wide. It consists of Living Room, Dining Room, Kitchen, Laundry and Powder Room. There are damages on the entry door and rust on the hardware. The wood flooring shows wear, tear and water marks at many places. The Kitchen, Laundry and Powder Room lack water resistant floor finish. Cracks show on ceilings and walls throughout the floor. The Kitchen, Laundry and Powder Room are all stripped off all appliances and plumbing fixtures. Severe water damage on wall and floor framing around the lightwell of the Kitchen that causes floor settled on second and third floor. All the windows on second floor show signs of different level of deterioration, dry rot and water damages. The built-in cabinets and wall paneling in Dining Room shows deterioration and dry rot at several spots. There is only one electrical outlet in Kitchen and it lacks grounding.

Due to the severe water damages at the lightwell, the interior stairs and walls and ceiling around the stairs suffers significant damages, the windows at the top of the stairs is also suffers severe dry rot.

The third floor is also about 28'-6" long and 25'-0" wide. It consists of two Bedrooms, a Bathroom and a Sunroom at the back of the rear Bedroom. Both Bedrooms do not have heat supply register and smoke detector. The electrical wiring in both Bedrooms are insufficient and can easily be overloaded thus creates safety hazard. Cracks are visible on the ceilings and walls in both bedrooms. Wood flooring shows wear and tear throughout the floor. All windows and window frames show signs of dry rot and water damages. Glass is broken and missing on some windows.

Bathroom on third floor missing finish floor covering and water resistant wall covering around tub and behind vanity. The shower head is missing. The tub is unsanitary. The vanity cabinet and toilet are missing. The walls around windows shows severe dry rot damage.

The framing in rear Sunroom is severely damaged. The flooring planks buckled and warped, and plaster on ceiling and walls is falling off at many locations. Walls around windows show signs of mildew and glasses are broken. The property line wall is not constructed to provide one-hour rated fire resistance.



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The framing of rear portion of the structure seems to be constructed poorly and suffers severe deterioration and dry rot damages. It poses a safety hazard. The exterior paint on the rear wall are peeling off badly and downspout is broken.

**Factual Summary of Findings**

Work included for 50% Threshold:

1. Correcting lack of flashing.
2. Provide operable windows for entire house and repair damaged window framing.
3. Add sill plate and bolts to foundation, and add metal connectors to posts and beam-post connections.
4. Repair or replace damaged walls and floors.
5. Repair or replace hazardous electrical wiring and light fixtures.
6. Repair or replace rusted and damaged plumbing pipes and plumbing fixtures.
7. Repair or replace broken and rusty gutters and downspout pipes and correct drainage slope for exterior concrete slab.
8. Repair or replace wood framing damaged by dry rot and wood boring beetle at various places.
9. Repair cracked ceiling and wall plaster finishes.
10. Repair or replace damaged wood flooring throughout the house.
11. Repair damaged interior stairs.
12. Repair or rebuild damaged and deteriorated front and rear exterior stairs.
13. Install insulation in roof, floor and exterior walls that have finish material being removed during construction.
14. Repair or replace damaged window and door casing, crown molding and baseboards.
15. Install tile on floor of both bathrooms and kitchen.
16. Install new plumbing fixtures in both bathrooms and kitchen.
17. Install new cabinets, countertop and appliances in the kitchen.

Work included for 75% Threshold:

1. Add smoke detectors for fire protection and provide one-hour rated fire resistive construction for property line walls and floor between garage and living space.
2. Rebuild rear deck and stairs.
3. Refinish or replace bathtub and install new plumbing fixtures in both bathrooms.
4. Install new kitchen sink and repair or replace rusty plumbing pipes.
5. Install new kitchen appliances.
6. Repair or replace water heater in garage.
7. Provide central heating facilities that allow the maintenance of a temperature of 70 degrees in all rooms.
8. Provide fans at bathroom on second floor.
9. Repair or replace all damaged windows and window framing.





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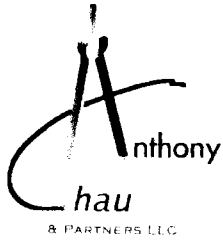
10. Repair or replace hazardous electrical wiring and damaged light fixtures.
11. Repair or replace rusty and damaged water supply line.
12. Repair or replace rusty and leaky plumbing.
13. Repair or replace damaged wall and floor framing.
14. Repair or replace damaged fireplace mantel and sweep chimney.
15. Provide mold and mildew remediation at various locations.
16. Paint the exterior walls.
17. Repair or replace termite damaged walls and adjacent wood members.
18. Repair cracked plaster on ceilings and walls throughout the house and paint interior.
19. Repair or replace damaged wood flooring.
20. Repair or rebuild damaged interior stairs.
21. Repair and refinish deteriorated built-in cabinets in dining room.
22. Repair or replace damaged window and door trims and casing, crown molding and baseboards.
23. Install insulation on exterior walls, roof and floor between garage and living space that have finishing material being removed during construction.
24. Repair or replace broken and rusty gutters and downspout pipes and correct drainage slope for exterior concrete slab.
25. Repair or replace damaged concrete slab in garage and driveway.
26. Repair or replace wood framing damaged by dry rot and wood boring beetle at various places.
27. Install tile on floor of both bathrooms and kitchen.
28. Install new plumbing fixtures in both bathrooms and kitchen.
29. Install new cabinets, countertop and appliances in the kitchen.

**Replacement Costs vs. Repair Costs**

Appendix K gives the detailed calculations and explanation of the replacement costs and repair costs for both 50% and 75% threshold. In summary:

1. The Replacement Cost Value of the Existing Building is \$455,320.
  - 50% of \$455,320 = \$227,600
  - 75% of \$455,320 = \$341,490
2. The upgrade cost estimate for the 50% threshold is \$306,731
3. The upgrade cost estimate for the 75% threshold is \$412,587

The upgrade cost for both 50% and 75% threshold exceeds the 50% and 75% Building Replacement Value and it meets the Residential Soundness Requirements of an unsound building. In addition, the building suffers structural distress and with major signs of structural deterioration, we recommend the building be demolished.



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**Asbestos Abatement**

According to the construction practice at the time of the construction of this building, we anticipate there will be asbestos removal work per current code. However, since we do not have any asbestos testing results, the costs associated with asbestos removal are not included in this report.

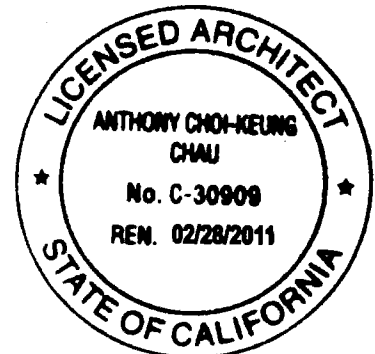
**Conclusion & Recommendation**

Since both 50% and 75% threshold upgrade cost estimate are above the replacement cost and therefore meets the requirements of residential demolition per city of San Francisco Planning Department. Therefore, this building is an unsound building. We recommend the demolition of the existing structure.

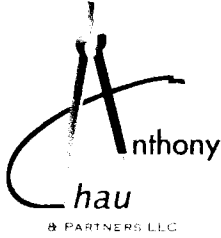
If you have any question, please call me at (415) 307-7538

Yours truly,

Anthony Chau  
M.S. Civil & Structural Engineering  
Licensed Architect (C-30909)  
Licensed Civil Engineer (C-73652)



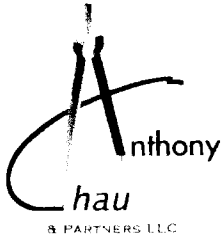
- Appendix A: Existing Floor Plans
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- Appendix C: Photographs – Existing Conditions of Building
- Appendix D: Cost Estimate of Electric Repair by SL Electric, Inc.
- Appendix E: Cost Estimate of Plumbing Repair by San Francisco Plumbing Co.
- Appendix F: Cost Estimate of Heating Repair by Schmitt Heating Co.
- Appendix G: Cost Estimate of Framing and Foundation Repair by Ke Construction Co.
- Appendix H: Cost Estimate of Driveway and Sidewalk Repair by JS Concrete Construction
- Appendix I: Cost Estimate of Termite Repair by East Bay Structural & Termite Co. Inc.
- Appendix J: Property Information Report  
(From San Francisco Planning Department)
- Appendix K: Calculated Replacement Cost and Computed 50% and 75% Threshold



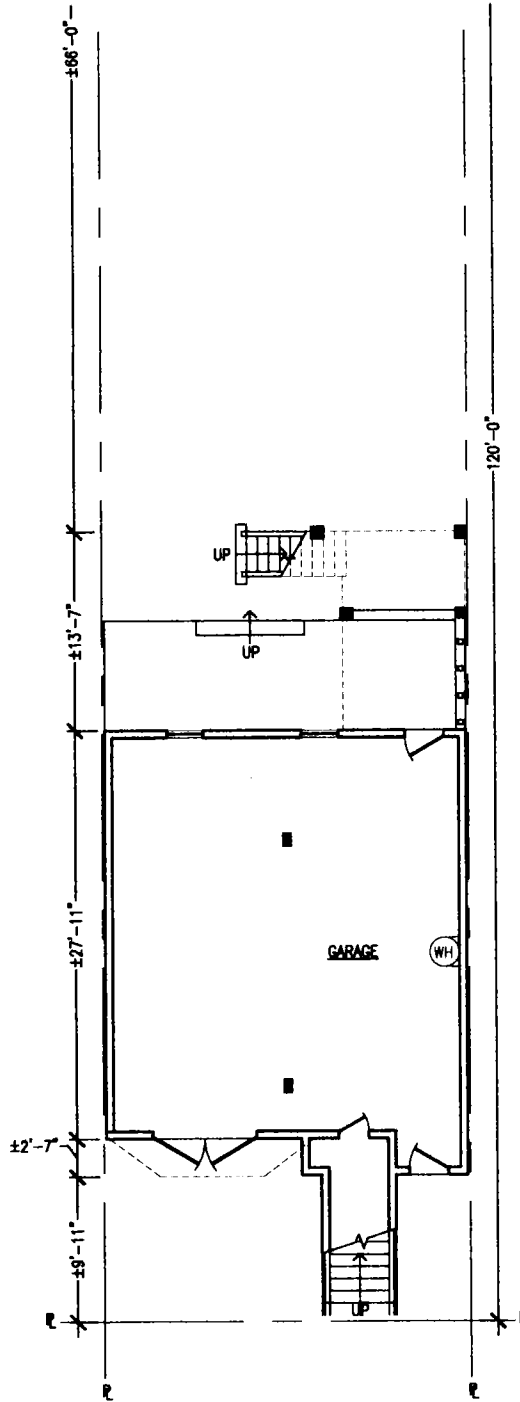
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## Appendix A

### Existing Floor Plans & Elevations



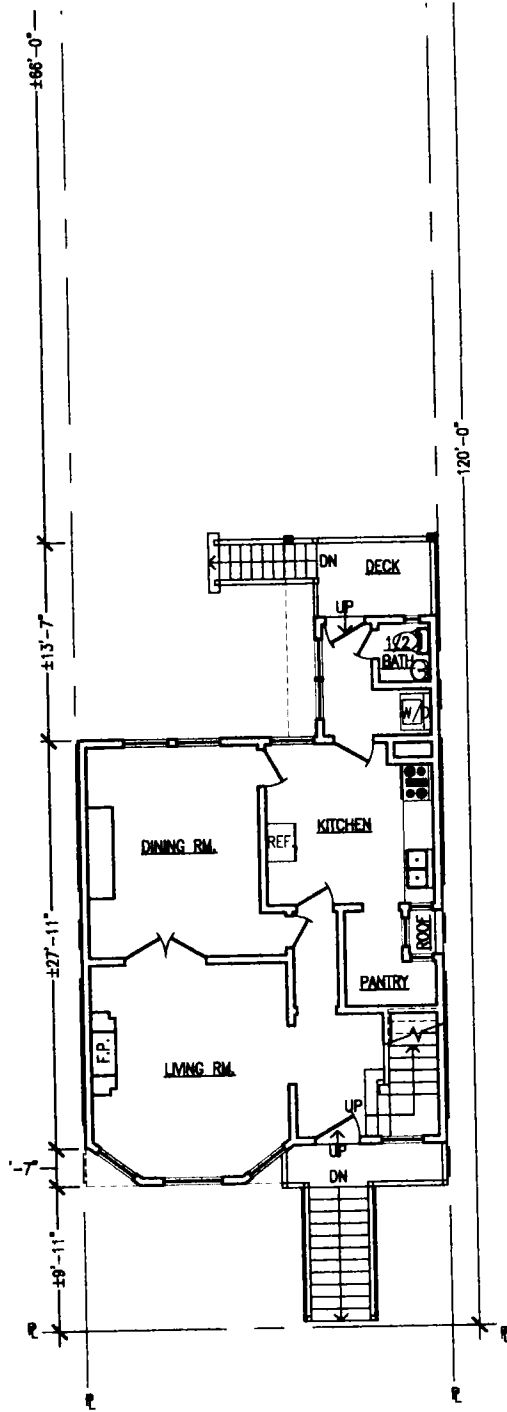
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**EXISTING G/F PLAN**  
SCALE: 1/8"=1'-0"



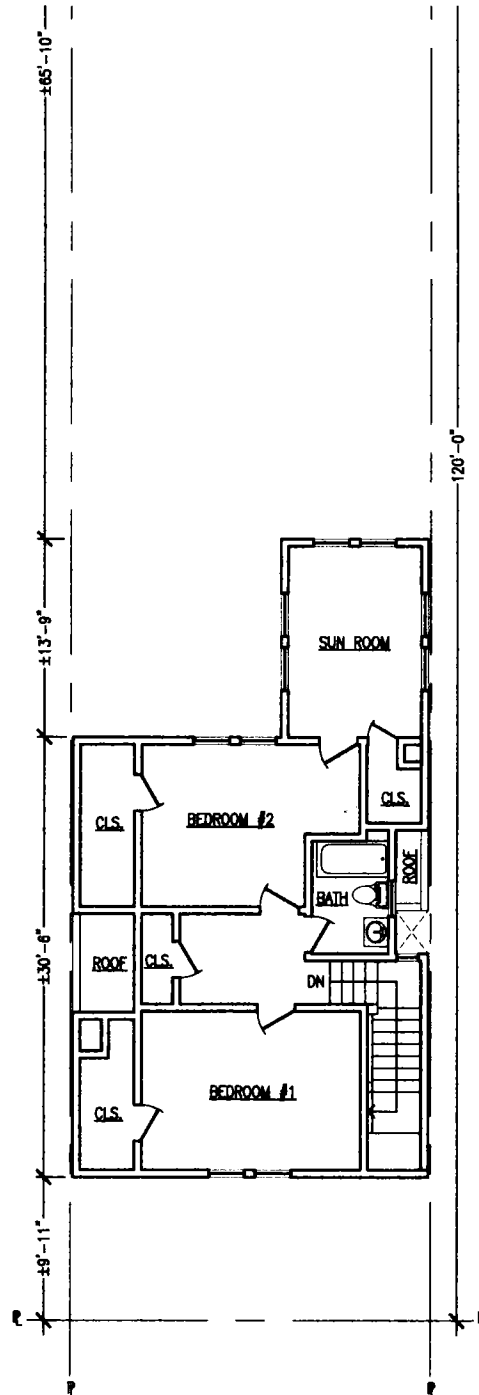
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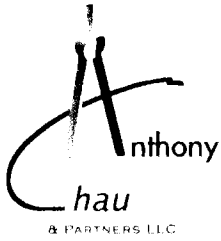
**EXISTING 2/F PLAN**  
SCALE: 1/8"=1'-0"



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**EXISTING 3/F PLAN**  
SCALE: 1/8"=1'-0"



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**ADJACENT BUILDING**  
 BLOCK: 1569 LOT: 32

**SUBJECT BUILDING**  
 BLOCK: 1569 LOT: 31

**ADJACENT BUILDING**  
 BLOCK: 1569 LOT: 30

**EXISTING WEST ELEVATION**  
 SCALE: 1/8"=1'-0"



**ADJACENT BUILDING**  
 BLOCK: 1569 LOT: 30

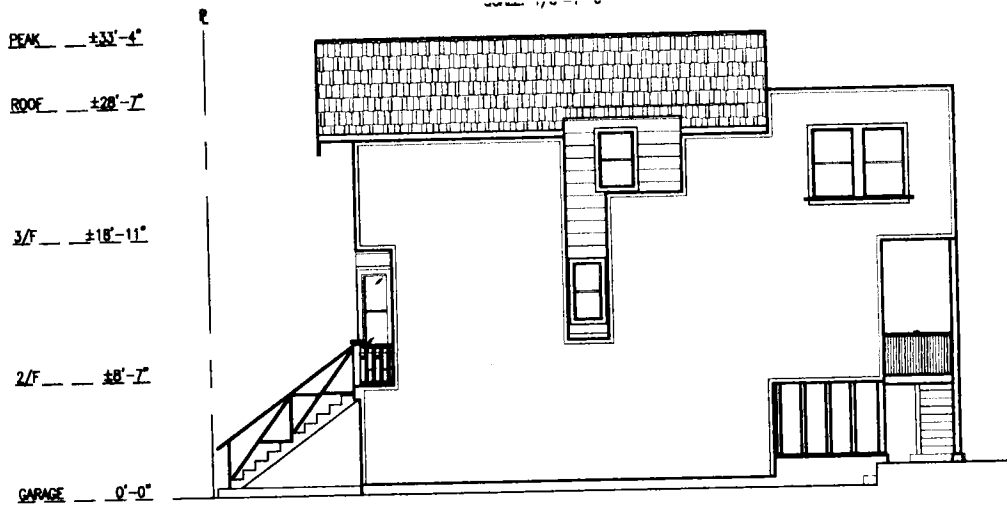
**SUBJECT BUILDING**  
 BLOCK: 1569 LOT: 31

**ADJACENT BUILDING**  
 BLOCK: 1569 LOT: 32

**EXISTING EAST ELEVATION**  
 SCALE: 1/8"=1'-0"

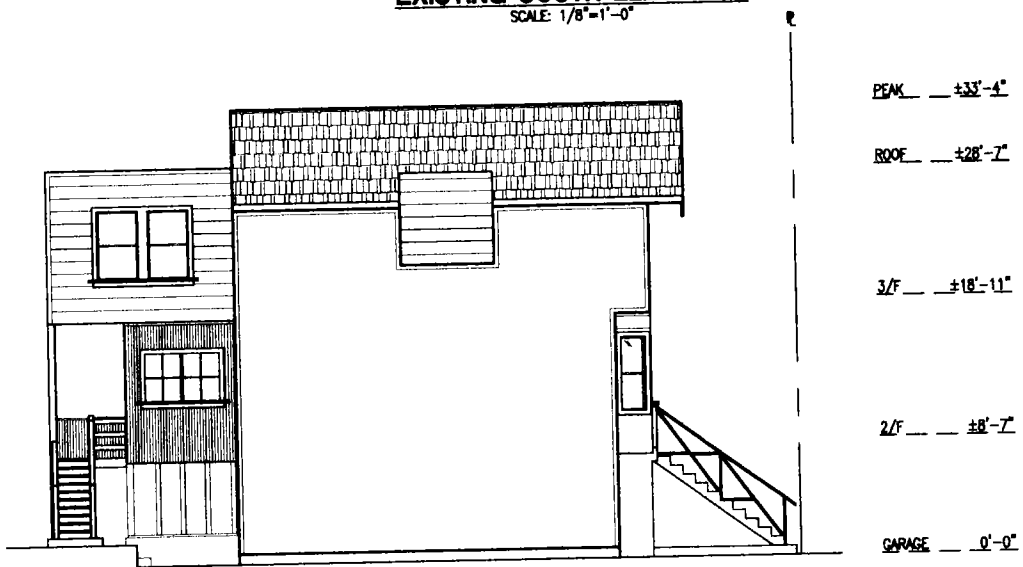


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**EXISTING SOUTH ELEVATION**

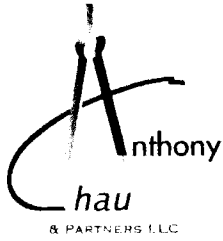
SCALE: 1/8"=1'-0"



**EXISTING NORTH ELEVATION**

SCALE: 1/8"=1'-0"

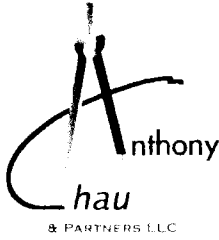




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## Appendix B

# Room-By-Room Inspection Report



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**INSPECTION REPORT**

**Property Inspected:** 622 27<sup>th</sup> Ave., S. F. **Date:** 04/16/2010 **Weather:** Clear

**OUTSIDE**

**DRAINAGE:** Good  Satisfactory  Poor  Needs Correction

**GRADING:** Good  Satisfactory  Poor  Needs Correction

**UTILITIES:**

Electricity: Overhead  Underground  Number of Wires ( )

Sewers: Installed/city  Cesspool  Other ( ) Verify Sewer Hook-Up

Gas  Water  Wells  Pump  Adequate  Needs Repair

**TERMITES:** Evidence of  Not observable  Suspicion of   
See Remarks

**BUILDING:**

Sidewalls: Brick  Wood  Shingle  Stucco  Masonry  Other ( )

Condition: Good  Acceptable  Poor

**ROOF:**

Material: Asphalt shingle  Wood shingle  Slate  Rolled Roofing  Other ( )

Condition: Good  Satisfactory  Poor  Needs Repairs

Flashing: Copper  Other ( Galvanized Steel )

**LEADERS & GUTTERS:** None  Galv.  Copper  Wood   
Aluminum

Condition: Good  Satisfactory  Poor  Needs Repairs

**EXTERIOR PAINT:** Good  Acceptable  Poor  Needs Repainting

**WINDOWS:**

Putty: Good  Acceptable  Needed  Number Broken

Caulking: Good  Acceptable  Needed

Screens: Yes  No  Good  Acceptable  Needs Repairs  Missing

Storm Windows: Yes  No  Good  Acceptable  Needs Repairs  Missing

**DOORS:**

Number ( 4 ) Weather Stripped: Yes  No  Needs Repairs

Putty: Good  Acceptable  Needed

Caulking: Good  Acceptable  Needed

Hardware: Working  Needs Repairs

**PORCH:**

Front/Side: Good  Acceptable  Needs Repairs

Rear/Side: Good  Acceptable  Needs Repairs

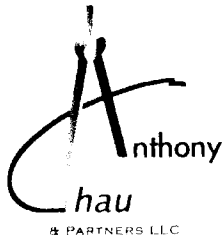
**SIDEWALKS:** Condition: Acceptable  Needs Repairs

**DRIVEWAYS:** Condition: Acceptable  Needs Repairs

**PATIO:** Yes  No  Condition: Acceptable  Needs Repairs

**REMARKS:**

- Driveway and exterior slab at front of the house slopes less than 2% away from the structure that causes water to pond at the man-door of the garage and around the front stairs.
- Concrete slab in the garage are badly damaged at several places.
- See Appendix I for detailed pest, mold and dry-rot damages.
- The Front Stairs and Landing have dry-rot at various locations.
- Severe structural damage at rear stairs.



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**Building Address: 622 27<sup>th</sup> AVE., San Francisco, CA**

**GARAGE, CELLAR AND/OR UTILITY ROOM**

**GARAGE:** Yes  No  Number of Spaces (1) Attached  Detached   
Heat  Electric  Storage Space  Water

**TERMITES:** Evidence of  Not observable  Suspicion of  Probe Holes   
Termite Protection: Good  Adequate  Poor  None  See Remarks

**DRAINAGE:** Sump Pump  None  Adequate Drains   
Evidence of: Moisture  Leaks  Water

**WALLS:** Concrete  Block  Other (wood)  
Condition: Acceptable  Needs Repairs   
Cracks  Fine  Large

**FLOORS:** Concrete  Wood Finish  Tiled  Other ( )  
Condition: Good  Acceptable  Needs Repairs

**GIRDERS:** Steel  Wood  None   
Condition: Good  Acceptable  Needs Repairs

**COLUMNS:** Steel  Wood  None   
Condition: Good  Acceptable  Needs Repairs

**FLOOR JOISTS:** Spacing (16") Size (2x8)  
Condition: Good  Acceptable  Needs Repairs

**HEATING SYSTEMS:** Adequate  Inadequate   
Furnace Manufacturer: (unknown)  
Condition Appears to be: Good  Serviceable  Poor   
Evidence of rusting: Yes  No   
Gas  Oil  Coal   
Hot Water  Steam  Hot Air   
Ducting: Adequate  Inadequate

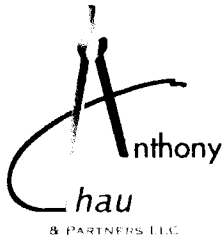
**HOT WATER SYSTEM:** Capacity: Gallons (30) Manufacturer: (HOYT)  
Electric  Gas  Instant. with Heat System   
Condition: Good  Serviceable  Poor   
Adequate  Inadequate  Rusting: Yes  No

**PLUMBING:**  
Copper  Brass  Galv. Iron   
Water Shutoffs: Yes  None   
Condition: Good  Serviceable  Poor  Needs Repairs   
Sewer Lines: Cleanouts: Yes  None Apparent  None

**ELECTRICAL:** Service Size: (100)AMP Service: Overhead  Underground   
Panel: Breakers  Fuses  Combination  Next to Main   
Condition: Good  Serviceable  Poor  Needs Repairs

**REMARKS:**

- Knob & tube wiring present in the entire house and lacks of grounding that poses fire and safety hazards and should be replaced.
- All posts lack base connector and bottom of post has evidence of dry-rot and should be replaced.
- All post-beam connections lack positive connection.
- Some foundation plates shows evidence of dry rot and lack of adequate sill anchors.



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**KITCHEN & PANTRY**

Stove  Refrigerator  Sink   
**CABINETS:** Adequate  Inadequate   
 Condition: Good  Satisfactory  Poor   
**WORK SPACE:** Excellent  Adequate  Poor   
**CEILINGS:** Plaster  Acoustic Tile  Sheet Rock   
 Cracks: Yes  No  Needs Repairs   
 Paint  Paper   
**WALLS:** Plaster  Sheet Rock  Other ( )   
 Cracks: Yes  No  Needs Repairs   
 Paint  Paper   
**FLOORS:** Linoleum  Wood  Other ( )   
 Condition: Good  Serviceable  Needs Repairs   
**WINDOWS:**  
 NUMBER ( 3 ) Weather-stripped  Adequate  Poor   
**ELECTRIC OUTLETS:** Number ( 1 ) GFCI   
 Trim: Wood  Condition: Good  Adequate  Needs Repairs   
**HEATING:** Radiators  Ducts  Baseboards  None   
**EXHAUST FAN:** Yes  No   
**EATING SPACE:** Excellent  Adequate  Poor  None   
**DOORS:**  
 Interior: Number ( 4 ) Condition: Good  Adequate  Poor   
 Exterior: Number ( 0 ) Condition: Good  Adequate  Poor   
 Weather-stripped: Yes  No   
**HARDWARE:** Good  Adequate  Needs Repairs   
**PLUMBING:**  
 Leaks: Yes  No  Pressure Adequate: Yes  No   
 Condition: Good  Adequate  Poor  Needs Repairs   
 Evidence of Rusting: Yes  No   
 Cleanouts: Yes  No

**REMARKS:**

- Appliances not tested unless otherwise noted.
- There was no running water at the property.
- There were no cabinets and plumbing fixtures.



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**LAUNDRARY**

**CEILINGS:**

Plaster  Acoustic Tile  Sheet Rock  Other ( exposed wood joists )

Cracks: Yes  No  Needs Repairs  Paint  Paper

**WALLS:** Plaster  Sheet Rock  Other ( exposed wood studs )

Cracks: Yes  No  Needs Repairs  Paint  Paper

**FLOORS:** Linoleum  Wood  Other ( \_ )

Condition: Good  Serviceable  Needs Repairs

**WINDOWS:**

NUMBER ( 2 ) Weather-stripped  Adequate  Poor

**ELECTRIC OUTLETS:** Number ( 1 ) GFCI

Trim: Wood  Condition: Good  Adequate  Needs Repairs

**HEATING:** Radiators  Ducts  Baseboards  None

**CLOSETS:** Number ( 0 )

**DOORS:**

Interior: Number ( 1 ) Condition: Good  Adequate  Poor

Exterior: Number ( 1 ) Condition: Good  Adequate  Poor

Weather-stripped: Yes  No

**HARDWARE:** Good  Adequate  Needs Repairs

**PLUMBING:**

Leaks: Yes  No  Pressure Adequate: Yes  No

Condition: Good  Adequate  Poor  Needs Repairs

Evidence of Rusting: Yes  No

Cleanouts: Yes  No

Adequate tiling behind sinks, bathtubs, showers: Yes  No

**REMARKS:**

- The walls do not have insulation and covering.
- The electrical outlet doesn't have ground nor GFCI.



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**BATHROOM**

Location: Rear Powder Room on Second Floor

**CEILING:**

Plaster  Acoustic Tile  Sheet Rock  Other ( exposed wood joists )

Cracks: Yes  No  Needs Repairs  Paint  Paper

**WALLS:** Plaster  Sheet Rock  Other ( exposed wood studs )

Cracks: Yes  No  Needs Repairs  Paint  Paper

**FLOORS:** Linoleum  Wood  Other ( . )

Condition: Good  Serviceable  Needs Repairs

**WINDOWS:**

NUMBER ( 0 ) Weather-stripped  Adequate  Poor

**ELECTRIC OUTLETS:** Number ( 0 ) GFCI

Trim: Wood  Condition: Good  Adequate  Needs Repairs

**HEATING:** Radiators  Ducts  Baseboards  None

**CLOSETS:** Number ( 0 )

**DOORS:**

Interior: Number ( 1 ) Condition: Good  Adequate  Poor

Exterior: Number ( 0 ) Condition: Good  Adequate  Poor

Weather-stripped: Yes  No

**HARDWARE:** Good  Adequate  Needs Repairs

**PLUMBING:**

Leaks: Yes  No  Pressure Adequate: Yes  No

Condition: Good  Adequate  Poor  Needs Repairs

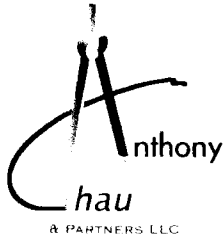
Evidence of Rusting: Yes  No

Cleanouts: Yes  No

Adequate tiling behind sinks, bathtubs, showers: Yes  No

**REMARKS:**

The walls do not have insulation and covering.



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**BATHROOM**

Location: Bathroom on Third Floor

**CEILINGS:**

Plaster  Acoustic Tile  Sheet Rock  Other ( )

Cracks: Yes  No  Needs Repairs  Paint  Paper

**WALLS:** Plaster  Sheet Rock  Other ( )

Cracks: Yes  No  Needs Repairs  Paint  Paper

**FLOORS:** Linoleum  Wood  Other ( )

Condition: Good  Serviceable  Needs Repairs

**WINDOWS:**

NUMBER (1) Weather-stripped  Adequate  Poor

**ELECTRIC OUTLETS:** Number (0) GFCI

Trim: Wood  Condition: Good  Adequate  Needs Repairs

**HEATING:** Radiators  Ducts  Baseboards  None

**CLOSETS:** Number (0)

**DOORS:**

Interior: Number (1) Condition: Good  Adequate  Poor

Exterior: Number (0) Condition: Good  Adequate  Poor

Weather-stripped: Yes  No

**HARDWARE:** Good  Adequate  Needs Repairs

**PLUMBING:**

Leaks: Yes  No  Pressure Adequate: Yes  No

Condition: Good  Adequate  Poor  Needs Repairs

Evidence of Rusting: Yes  No

Cleanouts: Yes  No

Adequate tiling behind sinks, bathtubs, showers: Yes  No

**REMARKS:**

- Subfloor, wall covering and ceiling are badly damaged.
- The bathroom appears to be striped.



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**ROOM:** Entry Foyer

**Location:** Second Floor

**CEILINGS:**

Plaster  Acoustic Tile  Sheet Rock  Other ( )

Cracks: Yes  No  Needs Repairs  Paint  Paper

**WALLS:** Plaster  Sheet Rock  Other ( )

Cracks: Yes  No  Needs Repairs  Paint  Paper

**FLOORS:** Linoleum  Wood  Other ( )

Condition: Good  Serviceable  Needs Repairs

**WINDOWS:**

NUMBER (2) Weather-stripped  Adequate  Poor

**ELECTRIC OUTLETS:** Number (0) GFCI

Trim: Wood  Condition: Good  Adequate  Needs Repairs

**HEATING:** Radiators  Ducts  Baseboards  None

**CLOSETS:** Number (0)

**DOORS:**

Interior: Number (0) Condition: Good  Adequate  Poor

Exterior: Number (1) Condition: Good  Adequate  Poor

Weather-stripped: Yes  No

**HARDWARE:** Good  Adequate  Needs Repairs

**PLUMBING:**

Leaks: Yes  No  Pressure Adequate: Yes  No

Condition: Good  Adequate  Poor  Needs Repairs

Evidence of Rusting: Yes  No

Cleanouts: Yes  No

**FIREPLACE:** Needs Repairs  None  Fireplace Needs Cleaning

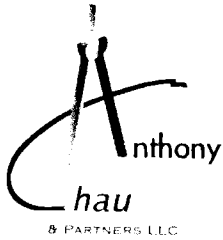
Get Representation that Fireplace is Operational

**REMARKS:**

The interior stairs shows significant water damage and dry-rot. It also settles significantly at the lightwell that posts a safety hazard.

The window at the lightwell above the stairs is significantly damaged due to settlement.





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**Building Address:** 622 27<sup>th</sup> AVE., San Francisco, CA

**ROOM:** Living Room

**Location:** Second Floor

**CEILING:**

Plaster  Acoustic Tile  Sheet Rock  Other ( )

Cracks: Yes  No  Needs Repairs  Paint  Paper

**WALLS:** Plaster  Sheet Rock  Other ( )

Cracks: Yes  No  Needs Repairs  Paint  Paper

**FLOORS:** Linoleum  Wood  Other ( )

Condition: Good  Serviceable  Needs Repairs

**WINDOWS:**

NUMBER (3) Weather-stripped  Adequate  Poor

**ELECTRIC OUTLETS:** Number (2) GFCI  AFCI

Trim: Wood  Condition: Good  Adequate  Needs Repairs

**HEATING:** Radiators  Ducts  Baseboards  None

**CLOSETS:** Number (0)

**DOORS:**

Interior: Number (2) Condition: Good  Adequate  Poor

Exterior: Number (0) Condition: Good  Adequate  Poor

Weather-stripped: Yes  No

**HARDWARE:** Good  Adequate  Needs Repairs

**PLUMBING:**

Leaks: Yes  No  Pressure Adequate: Yes  No

Condition: Good  Adequate  Poor  Needs Repairs

Evidence of Rusting: Yes  No

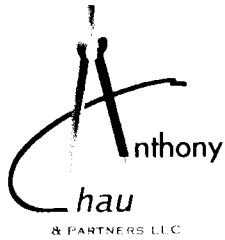
Cleanouts: Yes  No

**FIREPLACE:** Needs Repairs  None  Fireplace Needs Cleaning

Get Representation that Fireplace is Operational

**REMARKS:**

The electrical outlet doesn't have ground.



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**ROOM: Dining Room**

Location: Second Floor

**CEILINGS:**

Plaster  Acoustic Tile  Sheet Rock  Other ( )

Cracks: Yes  No  Needs Repairs  Paint  Paper

**WALLS:** Plaster  Sheet Rock  Other ( )

Cracks: Yes  No  Needs Repairs  Paint  Paper

**FLOORS:** Linoleum  Wood  Other ( )

Condition: Good  Serviceable  Needs Repairs

**WINDOWS:**

NUMBER ( 3 ) Weather-stripped  Adequate  Poor

**ELECTRIC OUTLETS:** Number ( 0 ) GFCI  AFCI

Trim: Wood  Condition: Good  Adequate  Needs Repairs

**HEATING:** Radiators  Ducts  Baseboards  None

**CLOSETS:** Number ( 0 )

**DOORS:**

Interior: Number ( 1 ) Condition: Good  Adequate  Poor

Exterior: Number ( 0 ) Condition: Good  Adequate  Poor

Weather-stripped: Yes  No

**HARDWARE:** Good  Adequate  Needs Repairs

**PLUMBING:**

Leaks: Yes  No  Pressure Adequate: Yes  No

Condition: Good  Adequate  Poor  Needs Repairs

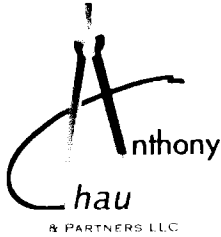
Evidence of Rusting: Yes  No

Cleanouts: Yes  No

**FIREPLACE:** Needs Repairs  None  Fireplace Needs Cleaning

Get Representation that Fireplace is Operational

**REMARKS:**



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**Building Address:** 622 27<sup>th</sup> AVE., San Francisco, CA

**ROOM:** Bedroom #1

**Location:** Third Floor

**CEILING:**

Plaster  Acoustic Tile  Sheet Rock  Other ( )

Cracks: Yes  No  Needs Repairs  Paint  Paper

**WALLS:** Plaster  Sheet Rock  Other ( )

Cracks: Yes  No  Needs Repairs  Paint  Paper

**FLOORS:** Linoleum  Wood  Other ( )

Condition: Good  Serviceable  Needs Repairs

**WINDOWS:**

NUMBER (2) Weather-stripped  Adequate  Poor

**ELECTRIC OUTLETS:** Number (2) GFCI  AFCI

Trim: Wood  Condition: Good  Adequate  Needs Repairs

**HEATING:** Radiators  Ducts  Baseboards  None

**CLOSETS:** Number (1)

**DOORS:**

Interior: Number (2) Condition: Good  Adequate  Poor

Exterior: Number (0) Condition: Good  Adequate  Poor

Weather-stripped: Yes  No

**HARDWARE:** Good  Adequate  Needs Repairs

**PLUMBING:**

Leaks: Yes  No  Pressure Adequate: Yes  No

Condition: Good  Adequate  Poor  Needs Repairs

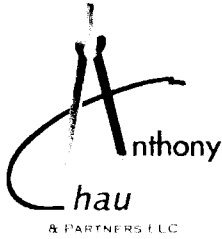
Evidence of Rusting: Yes  No

Cleanouts: Yes  No

**FIREPLACE:** Needs Repairs  None  Fireplace Needs Cleaning

Get Representation that Fireplace is Operational

**REMARKS:**



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**Building Address: 622 27<sup>th</sup> AVE., San Francisco, CA**

**ROOM: Bedroom #2**

**Location: Third Floor**

**CEILINGS:**

Plaster  Acoustic Tile  Sheet Rock  Other ( )

Cracks: Yes  No  Needs Repairs  Paint  Paper

**WALLS:** Plaster  Sheet Rock  Other ( )

Cracks: Yes  No  Needs Repairs  Paint  Paper

**FLOORS:** Linoleum  Wood  Other ( )

Condition: Good  Serviceable  Needs Repairs

**WINDOWS:**

NUMBER ( 2 ) Weather-stripped  Adequate  Poor

**ELECTRIC OUTLETS:** Number ( 2 ) GFCI  AFCI

Trim: Wood  Condition: Good  Adequate  Needs Repairs

**HEATING:** Radiators  Ducts  Baseboards  None

**CLOSETS:** Number ( 1 )

**DOORS:**

Interior: Number ( 3 ) Condition: Good  Adequate  Poor

Exterior: Number ( 0 ) Condition: Good  Adequate  Poor

Weather-stripped: Yes  No

**HARDWARE:** Good  Adequate  Needs Repairs

**PLUMBING:**

Leaks: Yes  No  Pressure Adequate: Yes  No

Condition: Good  Adequate  Poor  Needs Repairs

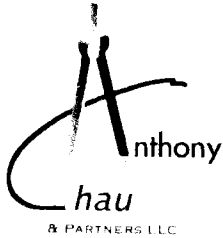
Evidence of Rusting: Yes  No

Cleanouts: Yes  No

**FIREPLACE:** Needs Repairs  None  Fireplace Needs Cleaning

Get Representation that Fireplace is Operational

**REMARKS:**



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**Building Address:** 622 27<sup>th</sup> AVE., San Francisco, CA

**ROOM:** Sunroom

**Location:** Third Floor

**CEILINGS:**

Plaster  Acoustic Tile  Sheet Rock  Other ( )

Cracks: Yes  No  Needs Repairs  Paint  Paper

**WALLS:** Plaster  Sheet Rock  Other ( )

Cracks: Yes  No  Needs Repairs  Paint  Paper

**FLOORS:** Linoleum  Wood  Other ( )

Condition: Good  Serviceable  Needs Repairs

**WINDOWS:**

NUMBER (6) Weather-stripped  Adequate  Poor

**ELECTRIC OUTLETS:** Number (2) GFCI  AFCI

Trim: Wood  Condition: Good  Adequate  Needs Repairs

**HEATING:** Radiators  Ducts  Baseboards  None

**CLOSETS:** Number (1)

**DOORS:**

Interior: Number (2) Condition: Good  Adequate  Poor

Exterior: Number (0) Condition: Good  Adequate  Poor

Weather-stripped: Yes  No

**HARDWARE:** Good  Adequate  Needs Repairs

**PLUMBING:**

Leaks: Yes  No  Pressure Adequate: Yes  No

Condition: Good  Adequate  Poor  Needs Repairs

Evidence of Rusting: Yes  No

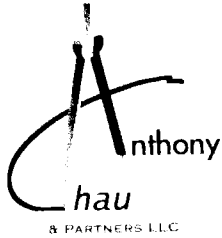
Cleanouts: Yes  No

**FIREPLACE:** Needs Repairs  None  Fireplace Needs Cleaning

Get Representation that Fireplace is Operational

**REMARKS:**

Severe structural damage at the south-west corner of the room.



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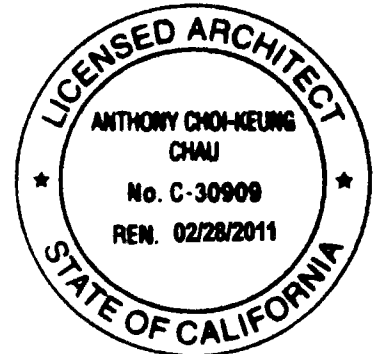
**Building Address: 622 27<sup>th</sup> AVE., San Francisco, CA**

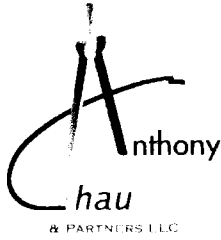
**DISCLAIMER:**

This report of Inspection has been prepared at your request for the purpose of ascertaining the present physical condition of the premises and/or equipment. The report covers only those portions of the subject premises and equipment as were capable of being visually inspected and does not include any portion not actually seen or capable of being seen. The report as to present condition is not to be construed as a guarantee or warranty and is not intended for the purpose of fixing a value or as an opinion as to the advisability or inadvisability of purchase.

Report Prepared By:

Anthony Chau  
M.S. Civil & Structural Engineering  
Licensed Architect (C-30909)  
Licensed Civil Engineer (C-73652)





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## Appendix C

### Phtographs Existing Conditions of Building



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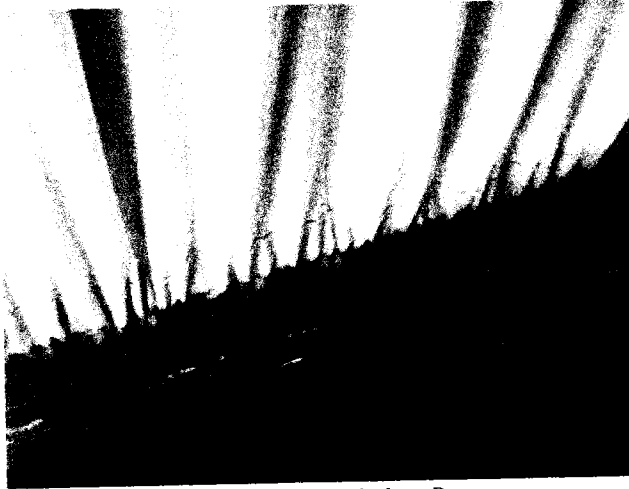
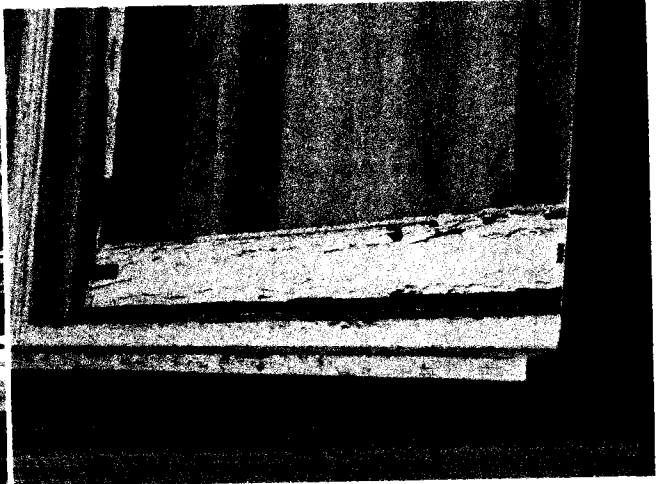


Photo 3: Deteriorated Window Putty



Photo 4: Damage at Front Door Jam

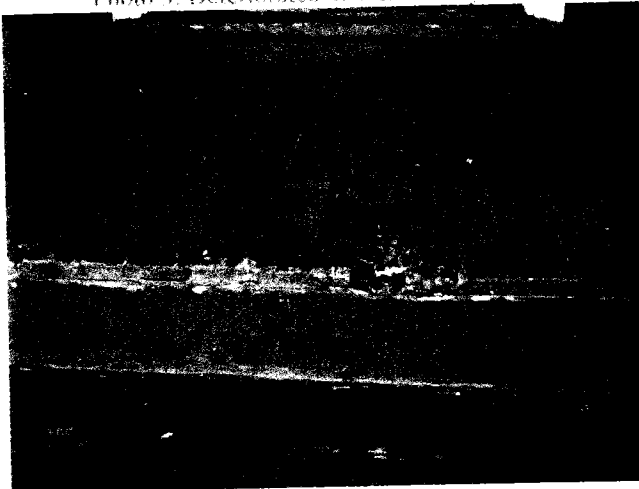


Photo 5: Rotted Front Landing

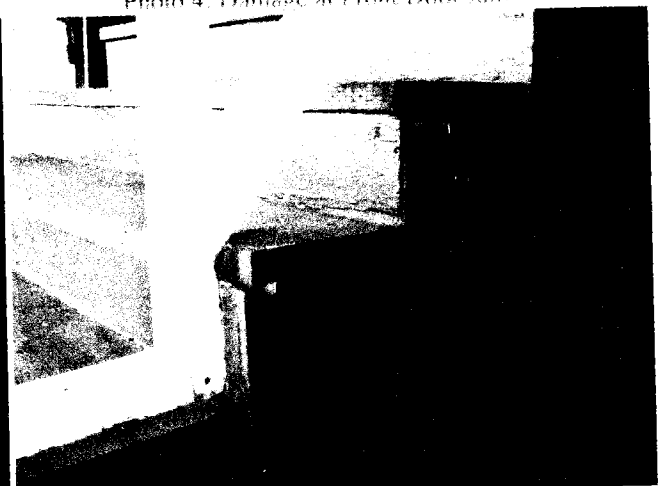


Photo 6: Damaged Front Stairs





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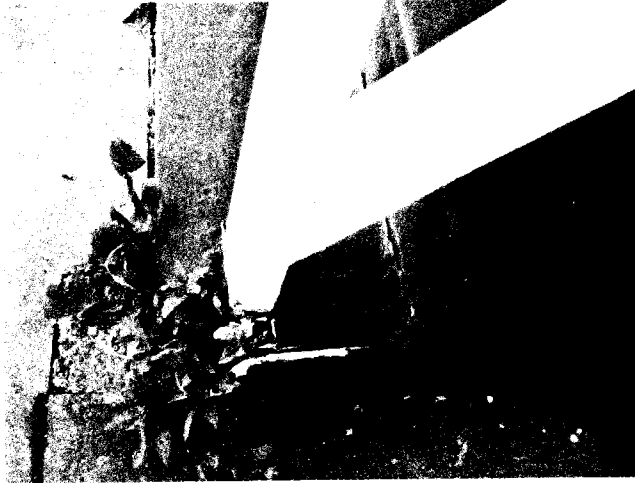


Photo 7: Rotted Front Stairs Railing Post



Photo 8: Inadequate Exterior Drainage At Man-Door



Photo 9: Damaged Garage Door



Photo 10: Damaged Driveway & Sidewalk Slab



Photo 11: Rear View of Building



Photo 12: Damaged Rear Concrete Patio



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Photo 13: Deteriorated Rear Stairs



Photo 14: Wood Decay at Laundry Floor Framing

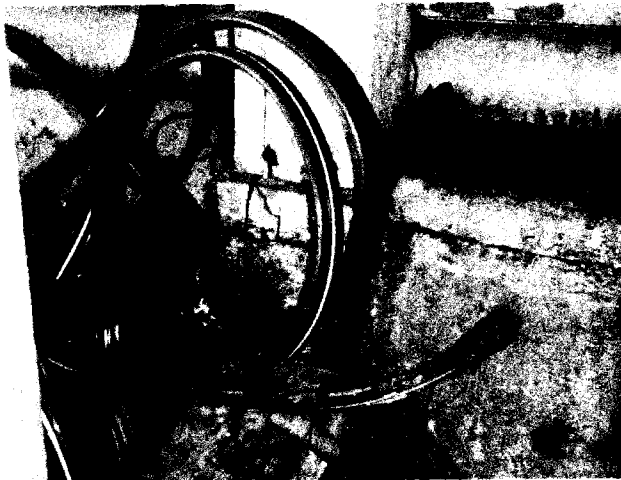


Photo 15: Rotted & Inadequate Post Base Connection



Photo 16: Damaged Window Casing



Photo 17: Inadequate Post Base Connection



Photo 18: Rotted Laundry Room Floor Framing



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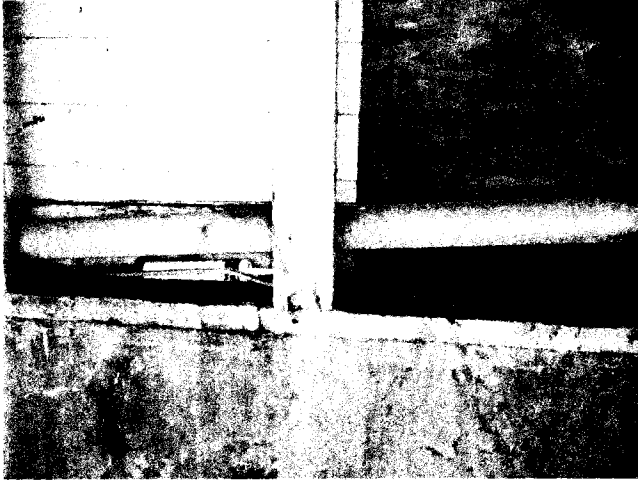


Photo 19: Poor Property Line Wall Construction



Photo 20: Damaged & Deteriorated Rear Windows



Photo 21: Rusted Window Flashing

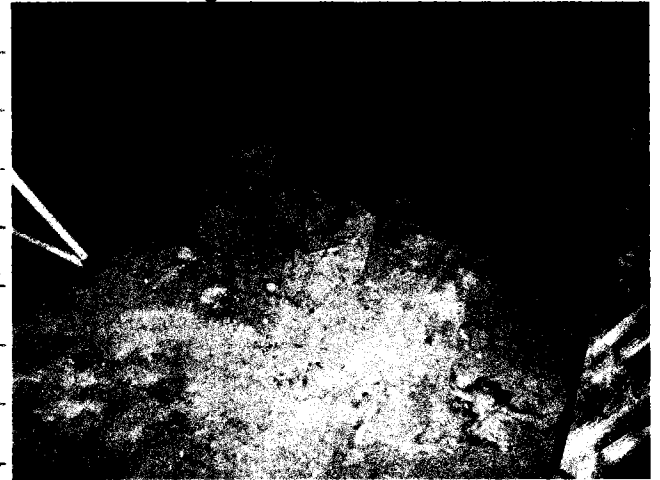


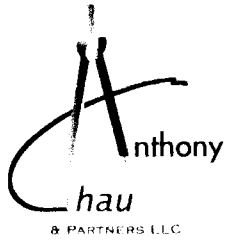
Photo 22: Deteriorated & Damaged Garage Slab



Photo 23: Water Damage on Garage Ceiling



Photo 24: Rusted Pipes & Possible Mold on Garage Wall



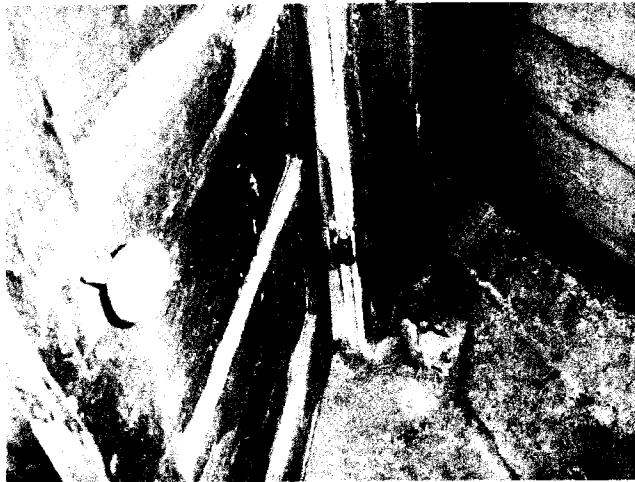
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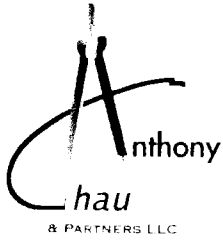


Photo 25: Rotted Post & Sign of Dust Beetle



Photo 26: Rotted Wall Framing & Missing Sill Bolt





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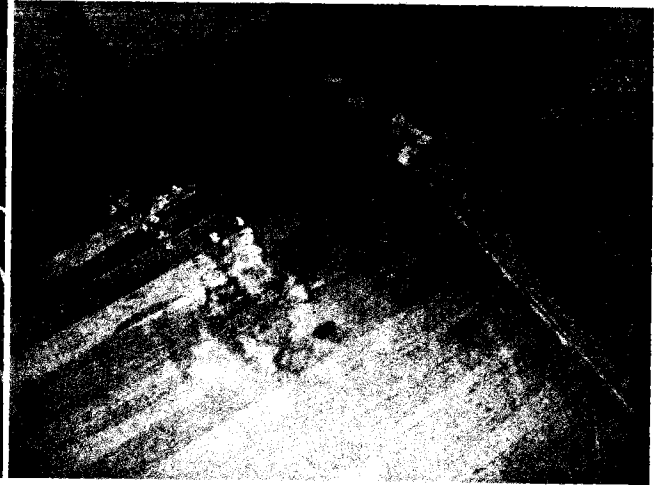
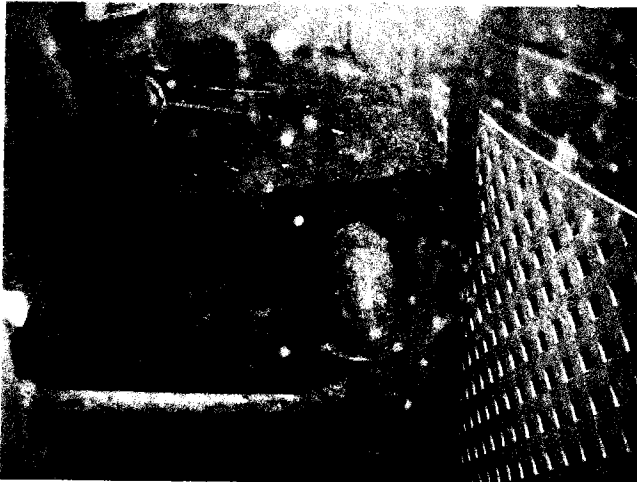
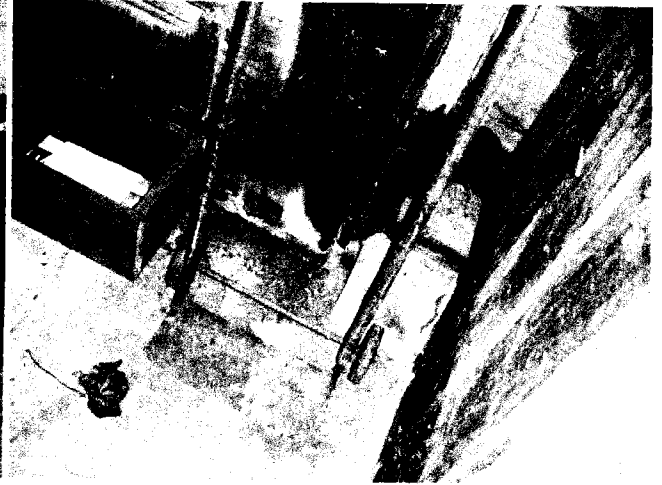
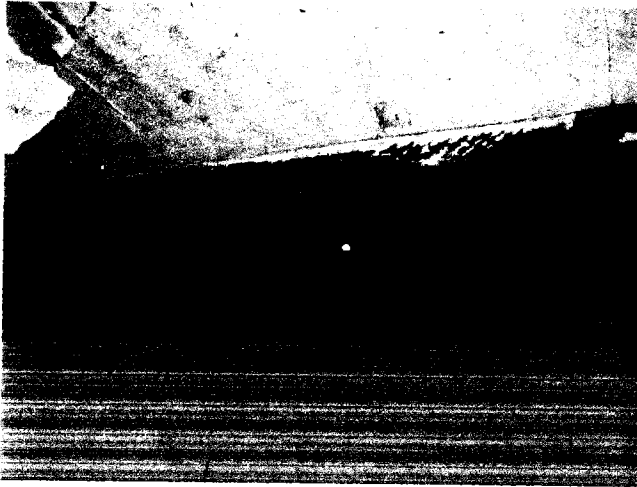


Photo 33: Wood Decay at Lightwell

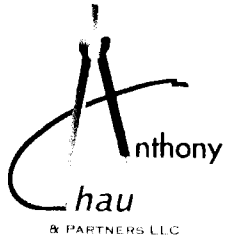
Photo 34: Damaged Floor at Entry Foyer



Photo 35: Settlement Crack & Possible Mold on The Wall at Foyer



Photo 36: Mold and Damaged Window at Lightwell



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Photo 37: Wood Decay at Interior Stairs



Photo 38: Wood Decay at Interior Stairs



Photo 39: Cracks & Mold on Wall at Interior Stairs



Photo 40: Cracks & Mold on Wall at Interior Stairs



Photo 41: Wall & Ceiling Damage at Interior Stairs

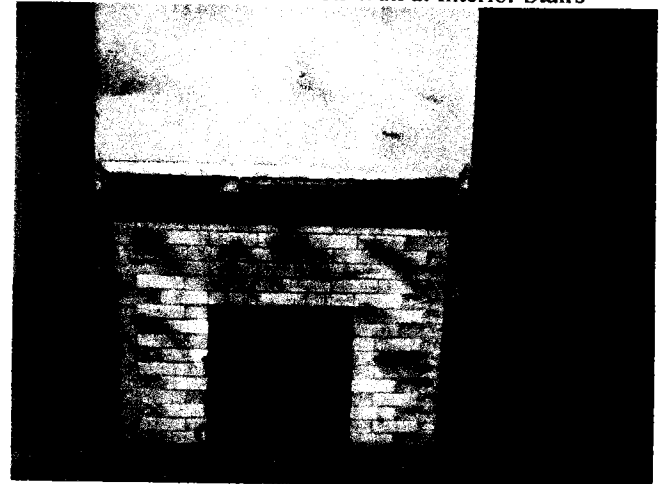


Photo 42: Fireplace Damage



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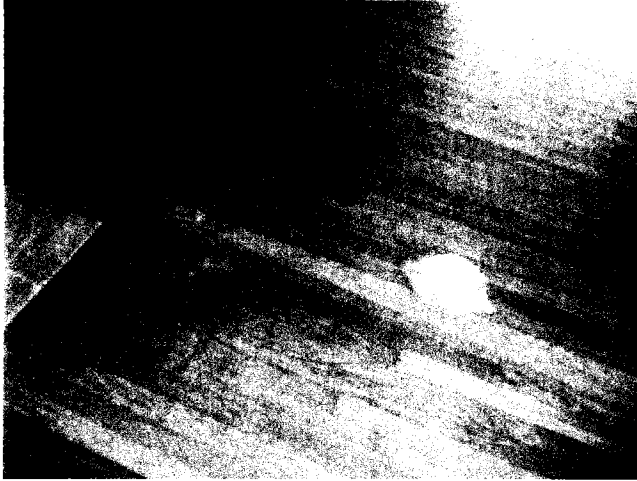


Photo 43: Decay and Sagging on Living Room Floor

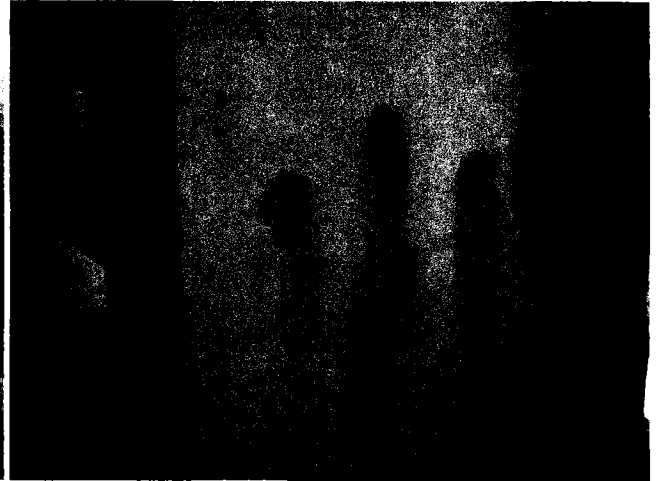


Photo 44: Cracks and Mold on Living Room Wall

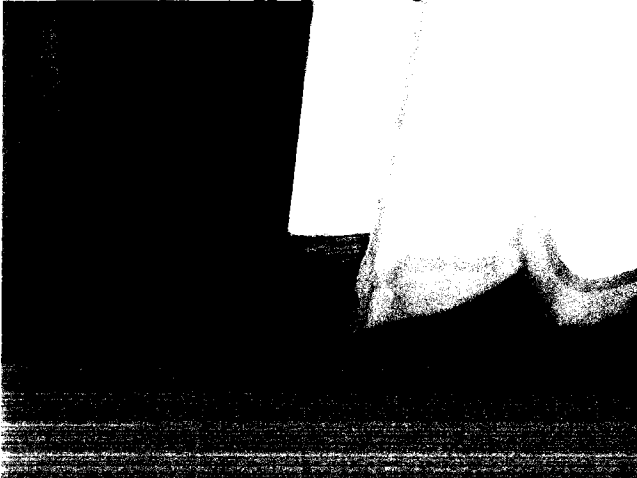


Photo 47: Wood Decay at Dining Room Cabinet

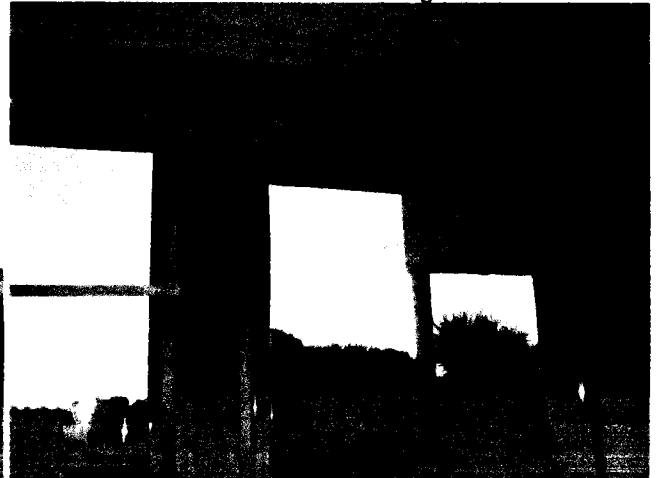
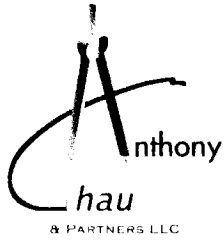


Photo 48: Cracks on Wall & Ceiling of Dining Room



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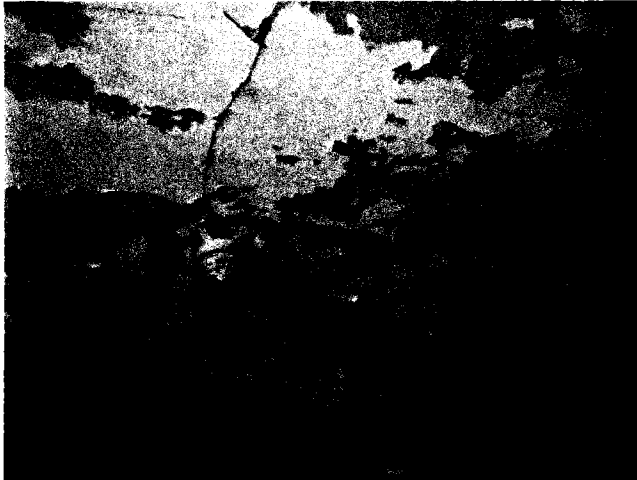


Photo 49: Damage on Kitchen Ceiling

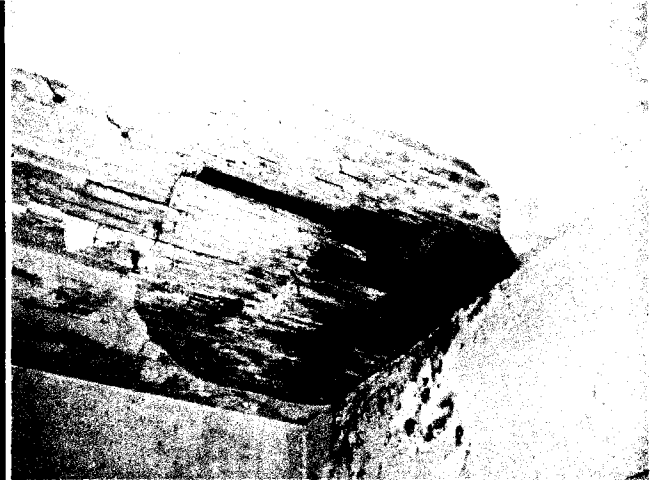


Photo 50: Wood Decay and Damage on Kitchen Ceiling



Photo 51: Wood Decay at Kitchen Window

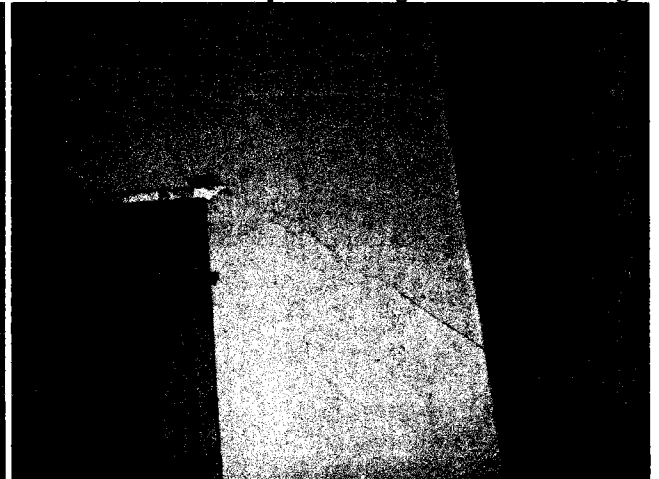


Photo 52: Cracks on Kitchen Walls

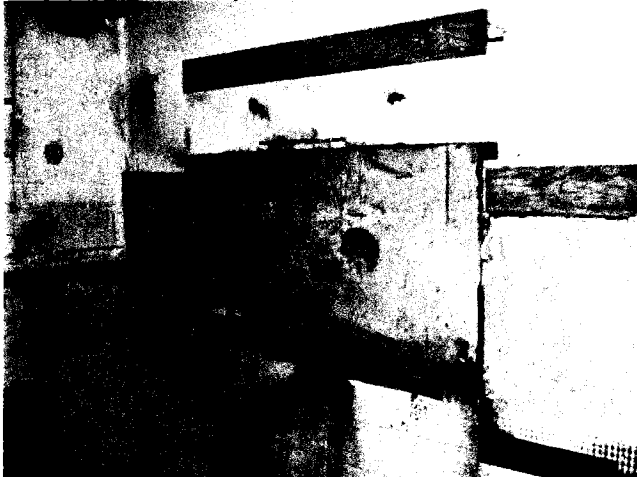
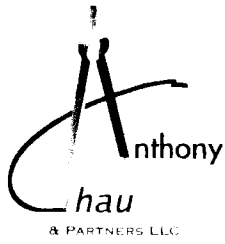


Photo 53: Damaged & Unsanitary Kitchen Wall



Photo 54: Rusty Kitchen Pipes & Missing Sink





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Photo 55: Wood Decay and Damage at Kitchen Window



Photo 56: Wood Decay and Damage on Kitchen Floor2.

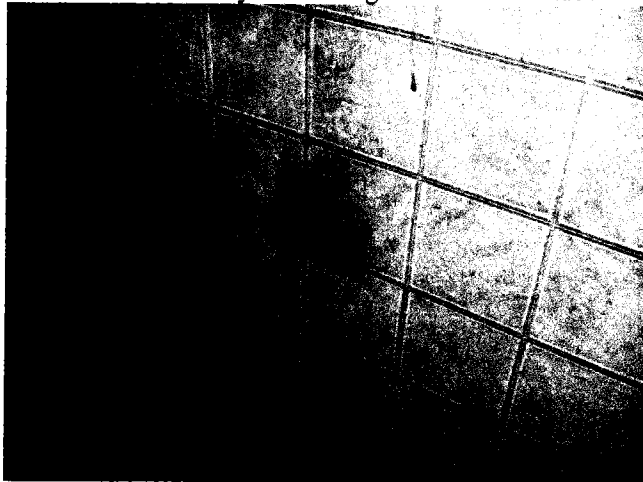


Photo 57: Non GFCI & Grounded Elec. Outlet in Kitchen

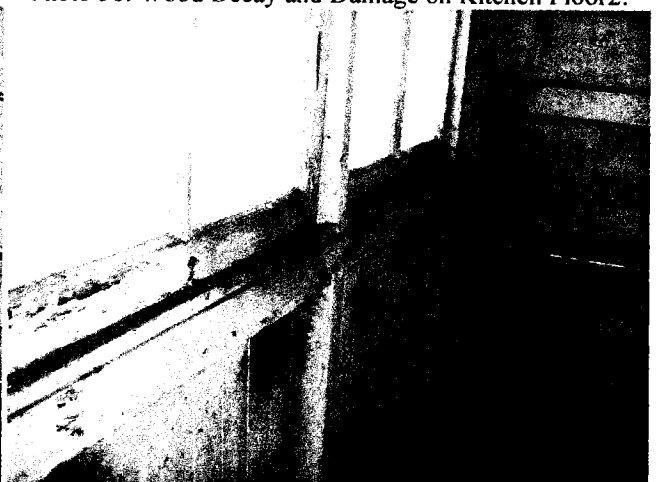


Photo 58: Questionable Framing at Laundry



Photo 59: Wood Decay and Mold on Bathroom Floor & Wall

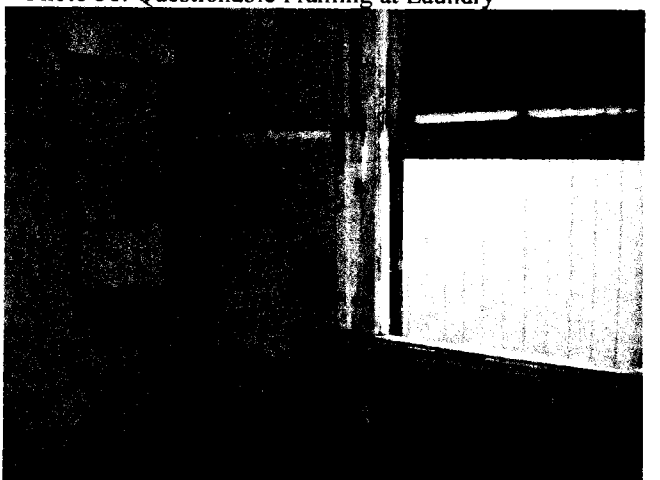
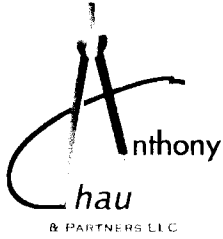


Photo 60: Unsanitary Condition of Bathroom



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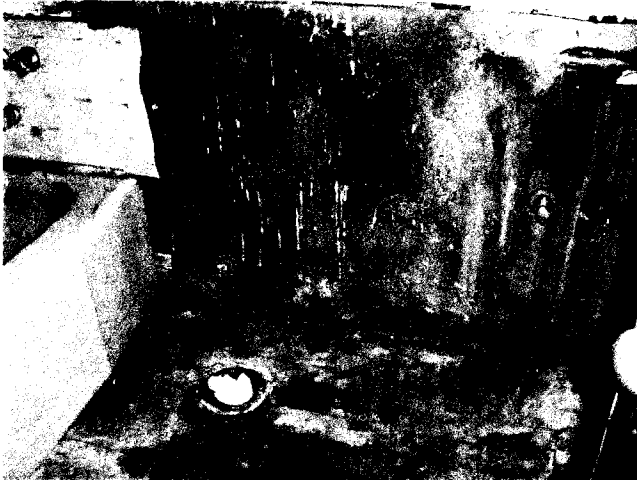


Photo 61: Missing Toilet & Molded Wall in Bathroom



Photo 62: Missing Lavatory & Molded Wall in Bathroom



Photo 63: Lack of Water Proofing at Bathtub



Photo 64: Cracks & Damages on Front Bedroom Ceiling



Photo 65: Cracks & Damages on Front Bedroom Wall



Photo 66: Damaged Windows in Front Bedroom



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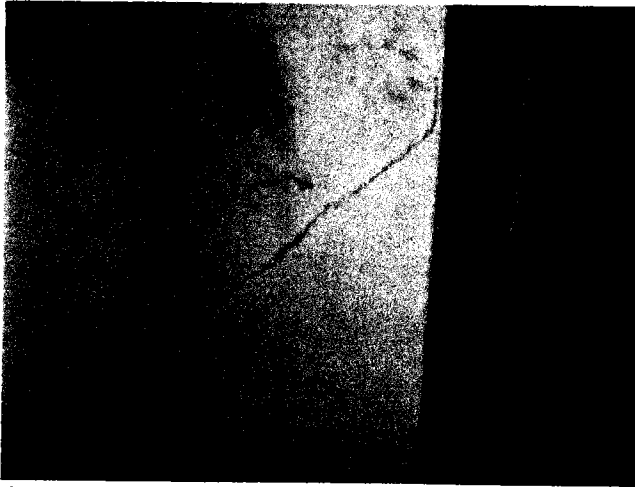


Photo 67: Damages on the Wall in Front Bedroom Closet

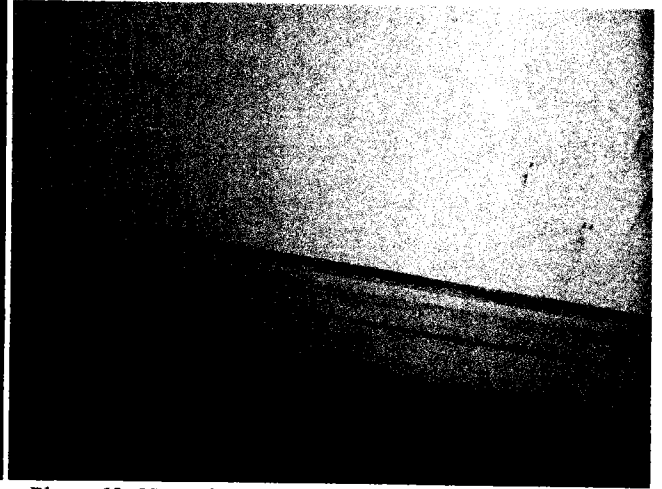


Photo 68: Hazardous Wiring in Front Bedroom



Photo 69: Sagged & Cracked Ceiling in Rear Bedroom



Photo 70: Damages & Cracks on Rear Bedroom Wall

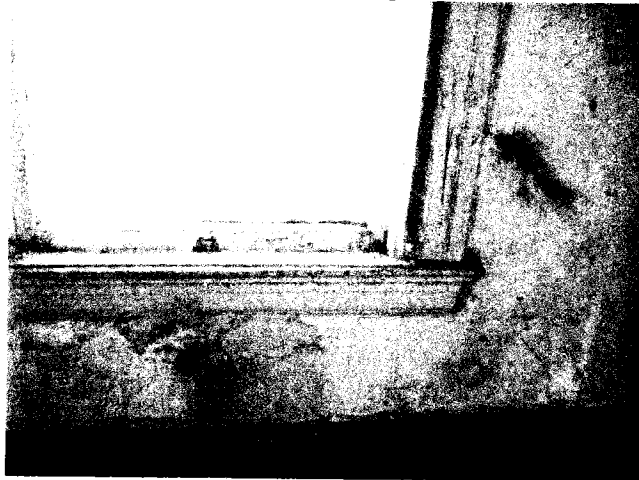
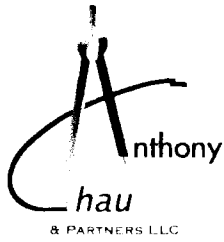


Photo 71: Damaged Windows in Rear Bedroom



Photo 72: Damaged Flooring in Rear Bedroom



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Photo 73: Damages on Rear Bedroom Wall

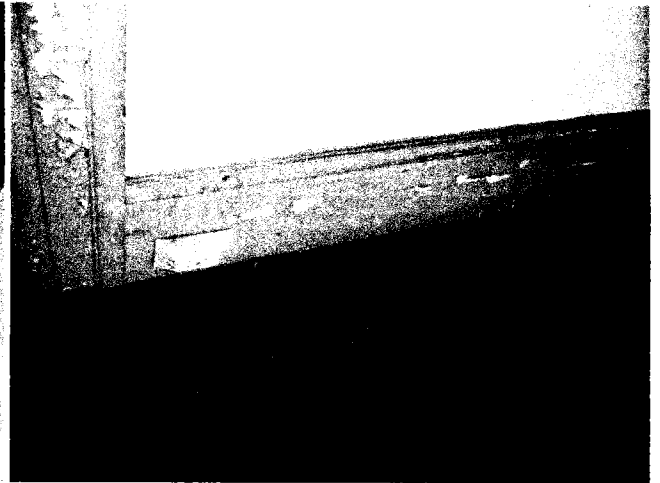


Photo 74: Hazardous Wiring in Rear Bedroom



Photo 75: Severe Framing Deterioration at Sunroom



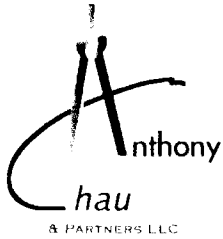
Photo 76: Severe Framing Deterioration at Sunroom



Photo 77: Mold & Damages at Sunroom Window



Photo 78: Sagged & Damaged Sunroom Ceiling



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Photo 79: Damages & Mold on the Wall at Sunroom



Photo 80: Deterioration & Sagging of Sunroom Floor



Photo 81: Questionable Framing at Rear Porch



Photo 82: Sagging Floor of Sunroom



Photo 83: Shear & Settlement Cracks at Door

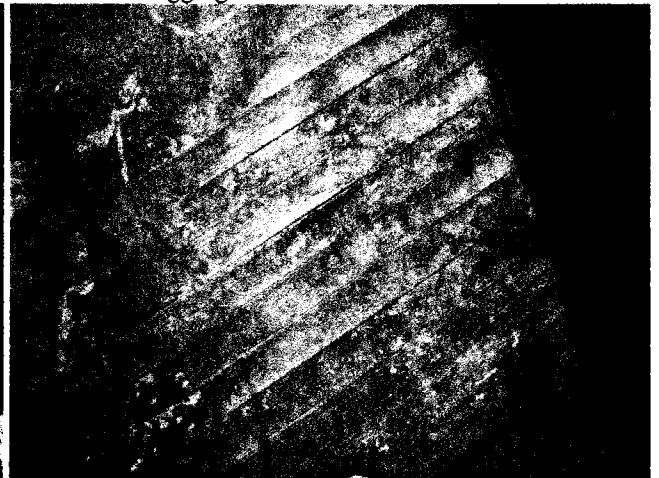
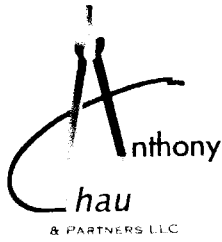


Photo 84: Sagging Floor at Hall



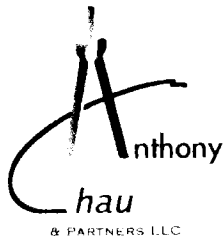
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## Appendix D

# Cost Estimate of Electrical Repair

By

*SL Electric Inc.*



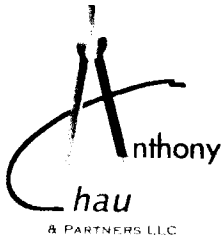
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**Cost Break-Down of SL Electric Inc.  
 Electrical Repair**

Project Address: 622 27<sup>th</sup> AVE., San Francisco, CA

Table D-1

Item No.	Findings	Recommendation	Estimated Cost	50% Threshold	75% Threshold
1	The current electrical wiring is very old and all of them lack of grounding and some of them are expose that pose safety hazards.	Re-wiring with new grounding and replace all faulty wiring.	\$14,400		
2	All current electrical outlets are old and without grounding. Outlets in Kitchen and Bathroom are not GFCI outlets. Most light fixtures are damaged.	Replace all electrical wall outlets, switches and light fixtures.	\$8,400		
3	Existing Panel is outdated and undersized	Upgrade to Code	\$3,700		
		Sub-Total for Electrical Repair	\$26,500		



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FROM : SL Electric INC.000

PHONE NO. : 4156820233

Jun. 16 2010 11:01PM P1

**SL Electric Inc.**

P.O.Box 320064 San Francisco CA. 94132 Lic. # 823707 phone:(415)586 - 8988 Fax:(415)682-0233

**proposal**

NO : 100416

Name: Mr. Wah Wong Phone: (415) 828-0800 Fix: (415) 386-7861 Date: 4 / 16 / 2010

Address : 445-11th. Ave San Francisco CA. 94118

Job address : 622 - 27<sup>th</sup>. Ave. S. F. CA

1. All new Wiring and install all plugs, switch, ceiling light, down light for Dining room, 2 - bathrooms, Living room, 2-Bedrooms Sun room and Garage. M & L:\$15,800.00
2. Install and finish all ceiling light, switch, counter plugs and disposal dishwasher circuits for Kitchen M & L: \$ 5,200.00
3. Wiring and finish all TV cable and phone line for living bedroom & Kitchen M & L:\$1,800.00
2. up grade Service for 120/240v. 125am one meter with 40 space panel. M & L: \$ 3,700.00
3. Materials : using NM. Cable (romex) for all wiring, plastic box for all switch, receptacles and all cover plates will be regular residential type and color will be white or Ivory.
4. Materials including all light fixtures, housing, trims , light bulbs, exhaust fans, smoke detector, dimmers, sensor switch and all cover plate ( using base items Not over \$5,500 )
5. Change Order Rate : \$65.00/ea. For light, \$55.00/ea. For outlet ( plug or switch).

All electrical work shall be complete and conforms to the National and local electrical code, all other change or requested by Owner, City, PG&E or other company shall be extra charge. Payment : 10% for deposit, 35% when starting the job, 30% passed rough inspection 25% when passed final inspection.

All the above work to be completed for the SUM OF Twenty-six thousand five hundred Dollars.(\$26,500.00 )

The remaining balance of the contract is to be paid within: 15 days after completion. This proposal is valid until and if accepted on or before that date, The contractor shall not be held liable for any loss, damage, or delays occasioned by fires, acts of Owner or its agents or other causes beyond its control, or unforeseen contingencies. if the project is destroyed or damaged by any accident or disaster, such as fire, Flood, earthquake, or landslide or by theft or vandalism, any work done by contractor in rebuilding or restoring the work shall be paid for by owner as extra work as Provided above . If any payment is not made when due, contractor may suspend work on the job until such time as all payments due have been made. A failure to make Payment for a period in excess of 25 days from the due date will result in a financial charge of 1.5 % monthly rate on unpaid balance and contractor may has a right to place a Mechanics lien on your property.

Respectfully Submitted. By, Stephen J. Lee

Signed

Date

4/17/10

I / we agree to pay the contract price mentioned in this proposal , and according to the terms thereof I / we have read and agree to the Provisions contained herein , and in any attachments hereto . **Accepted and Authorized :**

By

date

( Owners Signature )

Wah Wong

( Owners Name Print )





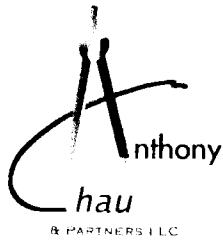
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## Appendix E

# Cost Estimate of Plumbing Repair

By

*San Francisco Plumbing Co.*



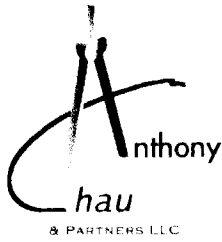
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**Cost Break-Down of San Francisco Plumbing Co.  
 Plumbing Repair**

Project Address: 622 27<sup>th</sup> AVE., San Francisco, CA

Table E-1

Item No.	Findings	Recommendation	Estimated Cost	50% Threshold	75% Threshold
1	Most plumbing pipes are rusted and leaking.	Replace all existing damaged pipes.	\$17,400		
2	All the plumbing fixtures are missing.	Install new plumbing fixtures.	\$5,100		
		Sub-Total for Plumbing Repair	\$22,500		



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# 2641

ELAINE YU  
 622-27th AVENUE  
 SAN FRANCISCO, CA. 94121

WATER SERVICE & RE-... 415-205-9659  
 622-27th AVE.

4/23/2010

WATER SERVICE & RE-PIPE

CA LIC. #323223

4/23/2010

Description	
JOB SITE--622-27th AVENUE WE PROPOSE TO FURNISH AND INSTALL NEW WATER SERVICE, ROUGH-IN AND TRIM OUT ONE FULL BATH, ONE 1/2 BATH AND KITCHEN INCLUDING SINK, DISHWASHER AND STOVE. PRICE INCLUDES RE-GAS HOUSE INCLUDING FIREPLACE, FURNACE, NEW WATER HEATER AND STOVE. PRICE EXCLUDES REPLACEMENT OF CONCRETE FOR SERVICE. HOUSE TO BE COMPLETELY RE-PIPED, FURNISH AND INSTALL OUTLETS FOR WASHING MACHINE OFF OF KITCHEN. PRICE INCLUDES ALL LABOR, MATERIAL AND PERMITS. \$17, 400.00. FIXTURES, LESS DISHWASHER AND WASHER AND DRYER WOULD BE \$5,100.00 MAKING TOTAL \$22,500.00. JOBS PAYABLE IN FULL UPON COMPLETION. ALL CLAIMS MUST BE MADE IN WRITING WITHIN 15 DAYS OF RECEIPT OF GOODS OR SERVICE. PRICE VALID 90 DAYS. THE BREAKDOWN IS AS FOLLOWS: ROUGH-IN INCLUDING WATER SERVICE AND GAS IS \$15,300.00; TRIM OUT \$2,100.00 FOR A TOTAL OF \$17,400.00.	
We accept Visa & Mastercard. After 30 days, interest will be charged at the rate of 1.5 % per	<b>Total \$22,500.00</b>

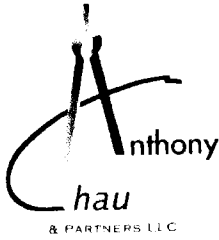
\$22,500.00

2,250.00

10 2,250.00

60 13,500.00 INSPECTION

100 6,750.00



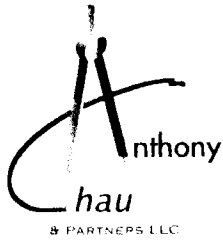
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(415)-307-7538 • anthonychaudesigns@gmail.com

## Appendix F

# Cost Estimate of Heating Repair

By

Schmitt Heating Co.

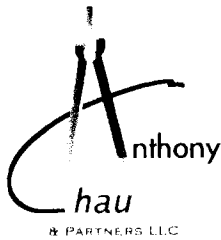


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Project Address: 622 27<sup>th</sup> AVE., San Francisco, CA

Table F-1

Item No.	Findings	Recommendation	Estimated Cost	50% Threshold	75% Threshold
1	Existing heating unit is not operable. There is no heat supply outlet in any rooms except entry foyer	Install new F.A.U. & heat supply outlets in all the rooms.	\$6,210		
		Sub-Total for Plumbing Repair	\$6,210		



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**SCHMITT HEATING COMPANY**  
 34 WOODWARD STREET, SAN FRANCISCO, CA 94103  
 415/522-0966 TELE//415-522-0988 FAX  
 INFO@SCHMITTHEATING.COM www.schmittheating.com  
 Contractor License #: 708941

**PROPOSAL**

April 28, 2010

Submitted To: Elaine Wong  
 Job Location: 622 – 27<sup>th</sup> Avenue, San Francisco, CA 94121  
 Phone: 415-205-9659  
 Email: [elainemw@att.net](mailto:elainemw@att.net)

1. Remove existing floor furnace from premises.
2. Install new Carrier 80% efficient two-stage forced air furnace in garage (model #58CTX070-08 – 66,000 BTU/hour).
3. Connect to existing register of floor furnace and install new return air ductwork.
4. Install 6 – new supply outlets with all new flexible ducting and fire dampers (3 – first floor, 3 – 2<sup>nd</sup> floor).
5. Install 1 - new flue to vent furnace and water heater.
6. Connect to existing gas.
7. Install 1 – new automatic programmable thermostat.
8. System start-up and balance.
9. San Francisco City permits.

**\$6,210.00 \_\_\_\_\_ initial**

**Option – Furnace Upgrade**

1. Upgrade to new Carrier 95% efficient forced air furnace with new flue, Infinity controller and condensate drain – model #58MVC060-14 – 60,000 BTU/hour.  
*(Furnace qualifies for \$150.00 PGE rebate, \$150.00 Carrier rebate and one-time \$1,500.00 Federal tax credit for EnergyStar-rated equipment).*

**Additional \$1,610.00 \_\_\_\_\_ initial**

**Option – Ducting**

1. Upgrade from flexible ducting to 26-gauge steel ducts, fully insulated.

**Additional \$695.00 \_\_\_\_\_ initial**

**NOTE:** Electrical, mechanical drawings, Title 24, patch/paint, roofing, vehicle safety barrier and items not specified above are not included.

**90% PAYMENT DUE UPON COMPLETION OF SYSTEM INSTALLATION**  
**10% FINAL PAYMENT DUE UPON COMPLETION OF CITY INSPECTION**

**ACCEPTANCE OF PROPOSAL**

Date of Acceptance \_\_\_\_\_

Signature \_\_\_\_\_

**PAUL BUGLER**

Signature \_\_\_\_\_

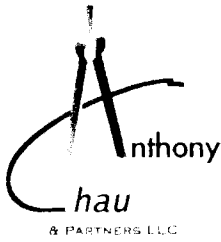
Print Name \_\_\_\_\_

\*Please sign and return one copy

**\*Above pricing is valid for 90 days from date of estimate.**

**\*We provide two years warranty for labor, plus manufacturer's warranty**

**Thank You From Schmitt Heating**



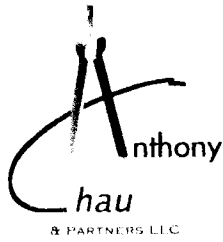
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## Appendix G

# Cost Estimate of Framing & Foundation Repair

By

*Ke Construction Co.*



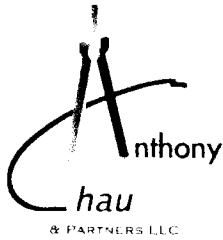
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## Cost Break-Down of Ke Construction Co. Framing & Foundation Repair

Project Address: 622 27<sup>th</sup> AVE., San Francisco, CA  
 Table G-1

Item No.	Findings	Recommendation	Estimated Cost	50% Threshold	75% Threshold
1	Garage slab is damaged badly.	Replace slab with new concrete slab.	\$9,000.		
2	Framing damages throughout the house. Ceiling sagged at varies place, floor framing damage at varies places.	Repair damaged framing	\$35,000.		
3	Foundation sill lack of sill anchors, post and beam connections lack of connectors.	Install sill anchor bolts and post-beam connectors.	\$7,200.		
4	Rear stairs is badly damaged.	Rebuild rear stairs.	\$10,000.		
5	Rear patio retaining wall is failing.	Rebuild rear patio retaining wall.	\$5,000.		
6	Front stairs and entry patio shows deterioration and damages at various places. Both interior and exterior stairs.	Repair and replace damaged finish and framing of front stairs and entry patio.	\$15,000.		
7	Second and third floors are not level due to floor framing damage.	Repair damaged framing and level the house.	\$16,000.		
8	Framing around the windows are badly damaged for most windows due to water damage	Repair and reframe the window opening.	\$10,400.		
9	Most Windows are damaged	Replace all the windows	\$15,600.		
		Sub-Total for Framing & Foundation Repair	\$123,200		





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**Ke Construction Co.**

229 Palisades Dr Daly City, Ca 94015 Phone: 415-518-7798

License No. 895454B

**Proposal**

**Job Address:** 622 27<sup>th</sup> Ave

San Francisco Ca 94121

**Date:** June 12, 2010

**Scope of work:**

Demolish Concrete slab in the entire garage and off haul all debris generated by demolition. Form & Pour Concrete to 4 inch and finish job \$ 9,000.00

Replace framing damages at various locations throughout the house: Basement rear wall, post in the basement for support the floor, right hand side wall, front porch, kitchen wall, bathroom wall and the entire rear extension structure. \$35,000.0

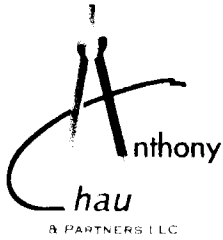
Put foundation bolting and installation of metal brackets for beam and post connection in garage per building code. \$ 7,200.00

Need to rebuilt rear stair in kind due damage more that 65% of the rotten wood. \$10,000.00

Need rebuilt patio retaining wall. \$ 5,000.00

Front Stair repair/rebuilt. \$15,000.00

Entire second and Third floor need to re-level. \$16,000.00



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All the windows framing need to rebuilt (most windows are damage and some are missing from the house. \$10,400.00

The windows replacement for the entire house – replace in kind of wood window. \$15,600.00

Total cost for material and labor: \$123,200.00

(One hundred twenty three thousand two hundred dollars)

Owner: \_\_\_\_\_

Date: \_\_\_\_\_

Contractor: \_\_\_\_\_

K E Chu

Date: 6/12/10



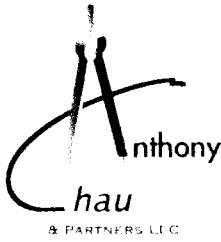
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## Appendix H

# Cost Estimate of Sidewalk & Driveway Repair

By

*JS Concrete Construction*



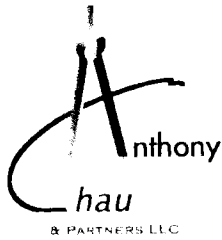
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**Cost Break-Down of JS Concrete Construction  
 Sidewalk & Driveway Repair**

Project Address: 622 27<sup>th</sup> AVE., San Francisco, CA

Table H-1

Item No.	Findings	Recommendation	Estimated Cost	50% Threshold	75% Threshold
1	The exterior slab at front is not drain properly. There is evidence of water ponding at the front man-door.	Repave the exterior slab to correct the surface drainage problem.	\$4,325		
2	Driveway and sidewalk are cracked at various locations that poses safety hazards to pedestrians and vehicles.	Repair damaged driveway and sidewalk.	\$2,090		
		Sub-Total for exterior concrete slab & sidewalk repair	\$6,415		



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**Estimate**

Date	Estimate #
4/27/2010	2125



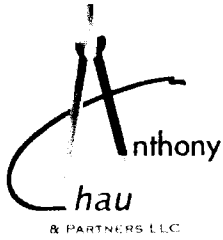
680 8th street suite 230L San Francisco, Ca 94103  
 (415) 621-5828 Fax: (510) 264-0689

STATE Lic # 817712

<b>Name / Address</b>
Elane Yu 622 27th Ave San Francisco, CA 415-205-9659 elanemww@jst.net

Starting Date	Terms	Rep	Project Address	Job #	
T B D	Inprogress	JS	622 27th Ave S F		
Qty	Item	Description	U/M	Rate	Total
1	Demolish	Demolish Concrete sidewalk to City Specs & off haul all debris generated by demolition		0.00	0.00
1	Form & Pour	Form & Pour Concrete sidewalk to City Specs 3/4 inch rock 2500 psi -		0.00	0.00
1	Other	Broom finish - follow scores from adjacent sidewalk.		0.00	0.00
1	TOTAL PRICE	TOTAL PRICE FOR THE PROJECT INCLUDING LABOR AND MATERIAL		4,325.00	4,325.00
1	Demolish	Demolish Concrete Curb, Gutter & Asphalt. Offhaul all debris generated by demolition		0.00	0.00
1	Form & Pour	Form & Pour Concrete concrete curb		0.00	0.00
1	Other	Place asphalt apron per code		0.00	0.00
1	TOTAL PRICE	TOTAL PRICE FOR THE PROJECT INCLUDING LABOR AND MATERIAL		2,090.00	2,090.00
Elane, please let em know if you have any questions.					
<b>Total</b>					<b>\$6,415.00</b>

Note: JS Concrete Construction is not responsible for the layout of straps and/or holdowns for foundations. Prices subject to change due to price increase on materials and fuel. Payment terms: 10% upon agreement, 40% to start project 40% upon forming and 10% upon completion. Estimates are based on approved plans. Discrepancies on the grade will be owners responsibility, changes to pad will be extra. Slab foundation will be 6" above ground, footings 12" and/or 18" below, whatever plans require, if plans require deeper footing, additional charge for labor and material. Porch & flatwork not included. Stamp concrete price is based on 1 pattern stamp. Additional patterns will be extra.



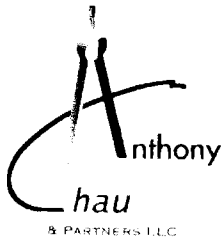
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## Appendix I

# Cost Estimate of Termite Repair

By

*East Bay Structural & Termite Co. Inc.*



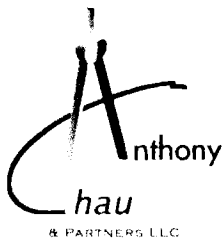
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**Cost Break-Down of East Bay Structural & Termite Co. Inc  
 Termite Repair**

Project Address: 622 27<sup>th</sup> AVE., San Francisco, CA

Table I-1

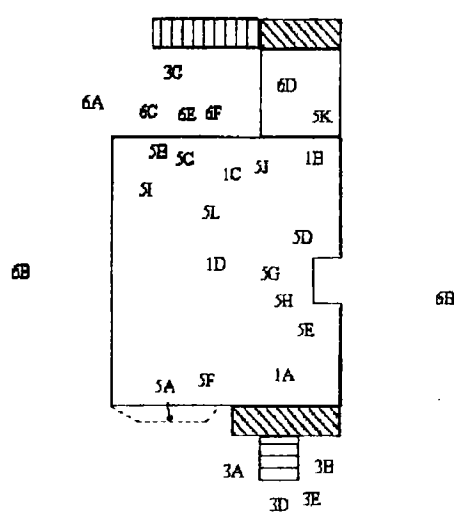
Item No.	Findings	Recommendation	Estimated Cost	50% Threshold	75% Threshold
1	Fugus and dry rot was discovered at S-E corner of G/F.	Replace all dry rot framing and finish	\$12,870		
2	Wood boring beetle activity was noted to the dividing wall at the rear of G/F.	Replace all wood members.	\$300		
3	Fungus dry rot and wood boring beetle activity was noted to the subflooring and framing at laundry and powder room area on 1/F.	Replace all damaged framing with new.	\$3,140		
4	Fungus dry rot and wood boring beetle activity was noted at both front and rear stairs.	Replace all affected wood framing members and finishes.	By others		
5	Fungus dry rot and wood boring beetle activity was noted at most window frames.	Replace all affected wood framing members and finishes.	By others		
6	Some areas are not accessible at the time of inspection.	Further investigation shall be conducted after removal of finishes. Repair costs are not included.	\$1,190		
		Sub-Total for Termite Repair	\$17,500		



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MAY. 11. 2010 11:20AM FAST BAY STRUCTURAL & TERMITE CO NO. 5392 P. 3/14  
**WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT**

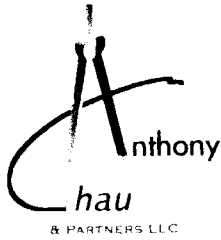
BUILDING NO. <b>622</b>	STREET, CITY, STATE, ZIP <b>27TH AVENUE, SAN FRANCISCO CA 94118</b>	Date of Inspection <b>5/6/2010</b>	No. of Pages <b>10</b>
<b>EAST BAY STRUCTURAL &amp; TERMITE CO. INC.</b> 1096 Yerba Buena Avenue, Emeryville, CA 94608 Ph: (510) 652-4712 (510) 652-4790 Fax			
Firm Registration No. <b>PR 4263</b>	Report No. <b>100714</b>	Escrow No.	
Ordered By: <b>ELAINE WONG</b> 445 11TH AVENUE SAN FRANCISCO, CA 94118	Property Owner/Party of Interest <b>ELAINE WONG</b> 445 11TH AVENUE SAN FRANCISCO, CA 94118	Report Sent To:	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>		General Description: <b>SINGLE FAMILY, SPLIT LEVEL, SHINGLE &amp; WOOD SIDING EXTERIOR, VACANT</b>	
		Inspection Tag Posted: <b>BASEMENT</b>	
		Other Inspection Tags: <b>NONE NOTED</b>	
An inspection has been made to the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.			
Subterranean Termites <input type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus/Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input checked="" type="checkbox"/> If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.			



Inspected by JOHN YEE License No. OPR11949 Signature

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1900, Sacramento, California 95815-3831.  
 NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-4708, or (800) 737-8188 or www.pestboard.ca.gov. 498A-1 (Rev. 10/01)





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MAY 11 2010 11:20AM

EAST BAY STRUCTURAL & TERMITE CO

NO. 5992 P. 4/14

2nd

PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

622	27TH AVENUE, SAN FRANCISCO CA 94118	5/6/2010	100714
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

A. Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These include but are not limited to: inaccessible and/or insulated attics or portions thereof, attics with less than 18" clear crawl space, the interior of hollow walls; spaces between a floor or porch deck and the ceiling below; area where there is no access without defacing or tearing out lumber, masonry or finished work; areas behind stoves, refrigerators or beneath floor coverings, furnishings; areas where encumbrances and storage, conditions or locks make inspection impractical, portions of the subarea concealed or made inaccessible by ducting or insulation, area beneath wood floors over concrete, and areas concealed by heavy

vegetation. Areas or timbers around eaves were visually inspected from ground level only. Although we make visual examinations, we do not deface or probe window/door frames or decorative trims. Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached patios, detached wood decks, wood retaining walls or wood walkways. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.

B. Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestation to enter. Infestations in the walls may be concealed by plaster so that a diligent inspection may not disclose the true condition. These areas are not practical to inspect because of health hazards, damage to the structure, or inconvenience. They were not inspected unless described in this report. We recommend further inspection if there is any question about the above noted areas. Ref: Structural Pest Control Act, Article 6, Section 8518(b), paragraph 1990(i). Amended effective March 1, 1974. Inspection is limited to disclosure of wood destroying pests or organisms as set forth in the Structural Pest Control Act, Article 6, Section 8518(b), Paragraph 1990-1991.

C. This company will reinspect repairs done by others within 4 months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of request. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

D. EAST BAY STRUCTURAL & TERMITE CO. will reinspect, BUT NOT APPROVE, work performed by others. Although our company will reinspect work performed by others, we will offer no guarantees as to the quality of workmanship or of material used, even if the work is acceptable. If any guarantees or warranties are required or desired for work performed by others, we advise that you obtain same from the contractor or person that has performed the work, prior to close of escrow.

E. This report includes findings related to the presence/non-presence of wood destroying organisms and/or visible signs of leaks in the accessible portions of the roof. The inspector did not go onto the roof surface due to possible physical damage to the roof, or personal injury. No opinion is rendered nor guarantee implied concerning the water-tight integrity of the roof or the condition of the roof and roofing materials. If interested parties desire further information on the condition of the roof, we recommend that they engage the services of a licensed roofing contractor.

F. Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceiling below. Ref: Structural Pest Control Rules and Regulations, Sec. 8618G. Sunken or below grade showers or tubs are not water tested due to their construction.

G. "NOTICE:... Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company...You...have a right to seek a second opinion...from another company.

H. During the process of treatment or replacement it may be necessary to drill holes through tiles or other floor coverings. These holes will then be sealed with concrete. We will exercise due care but assume no responsibility for cracks, chipping or other damage to floor coverings. We do not re-lay carpeting.

I. We assume no responsibility for damage to any Plumbing, Gas or Electrical lines, etc., in the process of pressure treatment of concrete slabs or replacement of concrete or structural timbers.

J. Your termite report and clearance will cover EXISTING infestation or infection which is outlined in this report. If Owner



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MAY 11 2010 11:21AM

EAST BAY STRUCTURAL & TERMITE CO

NO. 5392 P. 5/14

3rd

PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

622	27TH AVENUE, SAN FRANCISCO CA 94118	5/6/2010	100714
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

of property desires coverage of any new infestation it would be advisable to obtain a Control Service Policy which would cover any new infestation for the coming year.

K. I agree to pay reasonable attorney's fees if suit is required by this COMPANY to enforce any terms of this contract, together with the costs of such action, whether or not suit proceeds to judgement.

L. The total amount of this contract is due and payable upon completion of work unless otherwise specified. A finance charge computed at a Monthly rate of 1.5% of the unpaid balance (annual percentage rate of 18%) will be added to all accounts past due.

M. If this report is used for escrow purposes then it is agreed that this inspection report and Completion, if any, is part of the ESCROW TRANSACTION. However, if you received written or verbal instructions from any interested parties involved in this escrow (agents, principals, etc.) to not pay our invoice at close of escrow, you are instructed by us not to use these documents to satisfy any conditions or terms of your escrow for purposes of closing the escrow. Further, you are instructed to return all of our documents and the most current mailing address you have on file for the property owner.

N. Owner/agent/tenant acknowledges and agrees that inspection of the premises will not include any type of inspection for the presence or non-presence of asbestos or lead and that this report will not include any findings or opinions regarding the presence or non-presence of asbestos or lead in, upon or about the premises, we recommend that you contact a contractor specifically licensed to engage in asbestos or lead related work. Further, should we discover the presence of asbestos or lead during our inspection of the premises or should our inspection of the premises cause a release of asbestos or lead dust or particles, owner/agent/tenant shall be solely responsible for the cleanup, removal and disposal of the asbestos or lead and the cost thereof. Owner/agent/tenant hereby agrees to waive any and all claims against this Company which are in any way related to the presence of asbestos or lead on the premises and further agrees to indemnify and hold this company harmless from any and all claims of any nature asserted by any third party, including this Company's employees, which is in any way related to the presence of asbestos or lead on the premises.

O. During the course of repairs, if damage is found to extend further than outlined below, this estimate includes repairs of the area. Should others perform repairs as outlined in this report, they should also assume responsibility for any additional damage that is uncovered during the course of said repairs.



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MAY 11, 2010 11:21AM

EAST BAY STRUCTURAL & TERMITE CO

NO 5392 P. 6/14

4th

CASE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

622	27TH AVENUE, SAN FRANCISCO CA 94118	5/6/2010	100714
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

**THIS EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION.** THIS IS A WOOD DESTROYING PEST AND ORGANISMS INSPECTION REPORT. THIS INSPECTION IS PERFORMED AND CONTAINS INFORMATION AS GOVERNED BY THE STRUCTURAL PEST CONTROL ACT, ITS RULES AND REGULATIONS. THIS INSPECTION IS OF EVIDENCE OF INFESTATIONS OR INFECTIONS OF THE VISIBLE AND ACCESSIBLE AREAS ON THE DAY OF INSPECTION. STRUCTURES HAVE INACCESSIBLE AREAS. IF PERSONAL BELONGINGS, FURNITURE OR FLOORCOVERING ARE REMOVED, OR EXTERIOR WALL COVERINGS REMOVED AND AN INFESTATION OR INFECTION OR DAMAGED WOOD IS FOUND AT THAT TIME, A SUPPLEMENTAL REPORT WILL BE WRITTEN ON THE FINDINGS AND RECOMMENDATIONS AND COST TO REPAIR THOSE AREAS. THIS PROPERTY WAS NOT INSPECTED FOR THE PRESENCE OR ABSENCE OF HEALTH RELATED MOLDS AND FUNGI. BY CALIFORNIA LAW, WE ARE NEITHER QUALIFIED, AUTHORIZED, NOR LICENSED TO INSPECT FOR HEALTH RELATED MOLDS OR FUNGI. IF YOU DESIRE INFORMATION ABOUT THE PRESENCE OR ABSENCE OF HEALTH RELATED MOLDS, YOU SHOULD CONTACT AN INDUSTRIAL HYGIENIST.

THIS IS A SEPARATED REPORT. IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION 1 CONTAINS ITEMS WHERE THERE IS VISIBLE EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION 2 ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND. FURTHER INSPECTION ITEMS ARE DEFINED AS

RECOMMENDATIONS TO INSPECT AREAS WHICH DURING THE ORIGINAL INSPECTION, DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.

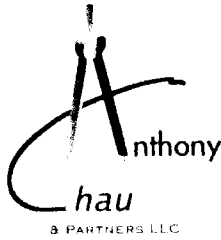
**SUBAREA-VENTILATION:**

ITEM 1A Wood boring beetles were noted to some wood members at the underside of the front stairs area.

RECOMMENDATION: Remove damaged wood members and replace with new.  
 \*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

ITEM 1B At the corner indicated by 1B fungus and dry rot was noted to framing members. Damage extends above to the third floor.

RECOMMENDATION: Remove interior and exterior wall covering. Remove all damaged framing and subflooring. Replace with all new materials. NOTE: This bid is limited to 3 feet on either side of the corner. The interior of the structure is in various states of dis-repair. This bid does NOT include repairs to interior wall covering or floor coverings. If while making repairs additional damage is found to extend beyond the designated area, there will be additional costs.  
 \*\*\*\*\* This is a Section 1 Item \*\*\*\*\*



**Anthony Chau & Partners LLC**  
Architectural and Engineering Design Services  
530 Paloma Ave., Pacifica, CA 94044  
(415)-307-7538 • anthonychaudesigns@gmail.com

MAY. 11. 2010 11:21AM

EAST BAY STRUCTURAL & TERMITE CO

NO. 5392 P. 7/14

5th

PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

622	27TH AVENUE, SAN FRANCISCO CA 94118	5/6/2010	100714
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

**SUBAREA-VENTILATION:**

ITEM 1C Wood boring beetle activity was noted to the dividing wall at the rear of the basement.

RECOMMENDATION: Remove wood members and replace with new.  
\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

ITEM 1D The basement walls were covered by plywood at the time of this inspection. The ceiling of the basement has plaster. This creates areas inaccessible for inspection and we do not guarantee inaccessible areas. The only way to inspect, would be to open the areas.

RECOMMENDATION: Further inspection recommended. Return to the property, remove wood members from the wall, inspect, and issue a supplemental report with new findings and recommendations, if any. NOTE: This bid does not include replacing the wood.  
\*\*\*\*\* Unknown Further Inspection Recommended \*\*\*\*\*

**PORCHES-STEPS-DECKS-PATIO:**

ITEM 3A Fungus and dry rot was noted to the railings at the front stairs.

RECOMMENDATION: Repair with 3D below.  
\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

ITEM 3B Fungus and dry rot was noted to trim members behind the exterior shingles at the front stairs.

RECOMMENDATION: Repair with 3D below.  
\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

ITEM 3C Fungus and dry rot was noted to the treads at the rear stairs.

RECOMMENDATION: Remove damaged wood members and replace with new.  
\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

ITEM 3D Fungus and dry rot was noted to the front porch and stairs including but not limited to tongue and groove, porch surface, stringers, treads and risers.

RECOMMENDATION: Remove damaged wood members and replace with all new materials. The railings will be rebuilt to comply with current building codes. The railings will be rebuilt to comply with current building codes.  
\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

ITEM 3E Evidence of old subterranean termite activity was noted to the underside of the front stairs. No live activity was noted at the time of this inspection.

RECOMMENDATION: If while making repairs at 3D above, should any live activity be found, a bid for chemical treatment will be given at that time.  
\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*



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MAY. 11. 2010 11:21AM

EAST BAY STRUCTURAL & TERMITE CO

NO. 5392 P. 8/14

9th

PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

622

27TH AVENUE, SAN FRANCISCO CA 94118

5/8/2010

100714

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

**INTERIOR-STALL SHOWER-ATTIC:**

ITEM 5A Fungus and dry rot was noted to the upper and lower portion of a double hung window sash at the main front room.

RECOMMENDATION: Remove and replace all damaged window sash with new sash and apply one coat of white primer. No finished painting is included in our cost. Some minor damage may occur to the interior wood window trim when replacing sashes.

NOTE: Our cost estimate for sash replacement includes replacement of the structurally damaged wood only. It does not include the installation of new ropes or weights but includes the replacement of the existing hardware when necessary.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

ITEM 5B Beetle activity was noted to the window sill at the main rear room. There are no windows installed at this area.

RECOMMENDATION: Remove window sill and replace with new. Please note, we cannot match the stain. See item 6E below for additional information regarding the windows.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

ITEM 5C There is wood paneling at the main level rear room underneath the windows, this area is inaccessible for inspection. However, due to the fact that there are no windows installed there is potential for leakage resulting in fungus and dry rot.

RECOMMENDATION: Further inspection recommended. Remove the paneling, inspect, and issue a supplemental report with new findings and recommendations, if any. NOTE: This bid does NOT include repairs.

\*\*\*\*\* Unknown Further Inspection Recommended \*\*\*\*\*

ITEM 5D Fungus and dry rot was noted to kitchen framing at the ceiling, walls, and floor. Damage was also noted to subflooring and wall covering.

RECOMMENDATION: This work is beyond the scope of East Bay Structural. Owner is advised to contact an appropriate professional to obtain plans and permits to make repairs.

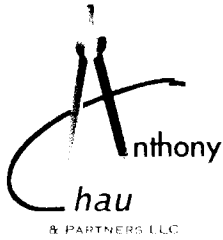
\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

ITEM 5E Fungus and dry rot was noted to the lower portion of a double hung window sash in the stairwell.

RECOMMENDATION: Remove and replace all damaged window sash with new sash and apply one coat of white primer. No finished painting is included in our cost. Some minor damage may occur to the interior wood window trim when replacing sashes.

NOTE: Our cost estimate for sash replacement includes replacement of the structurally damaged wood only. It does not include the installation of new ropes or weights but includes the replacement of the existing hardware when necessary.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*



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MAY. 11. 2010 11:22AM

EAST BAY STRUCTURAL & TERMITE CO

NO. 5392 P. 9/14

7th

PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

022	27TH AVENUE, SAN FRANCISCO CA 94118	5/6/2010	100714
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

**INTERIOR-STALL SHOWER-ATTIC:**

ITEM 5F Fungus and dry rot was noted to the lower portion of double hung window sashes at the upper front bedroom.

RECOMMENDATION: Remove and replace all damaged window sash with new sash and apply one coat of white primer. No finished painting is included in our cost. Some minor damage may occur to the interior wood window trim when replacing sashes.

NOTE: Our cost estimate for sash replacement includes replacement of the structurally damaged wood only. It does not include the installation of new ropes or weights but includes the replacement of the existing hardware when necessary.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

ITEM 5G There was no floor covering at the upper level bathroom. Staining was noted to various walls.

RECOMMENDATION: To determine if damage exists a further inspection must be performed. Open up the walls, inspect, and issue a supplemental report with new findings and recommendations, if any. NOTE: This bid does NOT include repairs.

\*\*\*\*\* Unknown Further Inspection Recommended \*\*\*\*\*

ITEM 5H Fungus and dry rot was noted to the upper and lower portions of double hung window sashes in the bathroom.

RECOMMENDATION: Remove and replace all damaged window sash with new sash and apply one coat of white primer. No finished painting is included in our cost. Some minor damage may occur to the interior wood window trim when replacing sashes.

NOTE: Our cost estimate for sash replacement includes replacement of the structurally damaged wood only. It does not include the installation of new ropes or weights but includes the replacement of the existing hardware when necessary.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

ITEM 5I Staining was noted to the ceiling of the upper left rear bedroom.

RECOMMENDATION: Owner must contact an appropriate roofing professional to determine the water tightness of the roof covering.

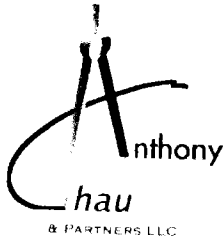
\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*

ITEM 6J Fungus and dry rot was noted to the upper and lower portions of two double hung window sashes at the right rear bedroom.

RECOMMENDATION: Remove and replace all damaged window sash with new sash and apply one coat of white primer. No finished painting is included in our cost. Some minor damage may occur to the interior wood window trim when replacing sashes.

NOTE: Our cost estimate for sash replacement includes replacement of the structurally damaged wood only. It does not include the installation of new ropes or weights but includes the replacement of the existing hardware when necessary.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*



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MAY 11 2010 11:22AM

EAST BAY STRUCTURAL & TERMITE CO

NO. 5392 E. 10/14

8th

PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

622	27TH AVENUE, SAN FRANCISCO CA 94118	5/6/2010	100714
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

**INTERIOR-STALL SHOWER-ATTIC:**

ITEM 5K Fungus and dry rot was noted to the wall and flooring of the corner indicated by 5K.

RECOMMENDATION: Repair with 1B above.  
\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

ITEM 5L The interior plaster was noted to be cracked and stained at various areas.

RECOMMENDATION: Owner is advised to contact the appropriate professionals to make repairs to the wall covering and a roofer to determine if leakage exists which may have caused the stained.  
\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*

**EXTERIOR-ABUTMENTS:**

ITEM 6A At the left rear of the structure a fence post was noted in contact with the siding.

RECOMMENDATION: Install metal flashing to eliminate contact.  
\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*

ITEM 6B The left and right sides of the structure are inaccessible for inspection. There is not enough clearance between adjacent structure for physical access. We do not guarantee inaccessible areas.  
INACCESSIBLE AREA ITEM  
\*\*\*\*\* Information Item \*\*\*\*\*

ITEM 6C Fungus and dry rot was noted to the upper and lower portions of the double hung window sashes at the basement level.

RECOMMENDATION: Remove and replace all damaged window sash with new sash and apply one coat of white primer. No finished painting is included in our cost. Some minor damage may occur to the interior wood window trim when replacing sashes.  
NOTE: Our cost estimate for sash replacement includes replacement of the structurally damaged wood only. It does not include the installation of new ropes or weights but includes the replacement of the existing hardware when necessary.  
\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

ITEM 6D Fungus dry rot and wood boring beetle activity was noted to the subflooring and framing at the rear extension.

RECOMMENDATION: Remove damaged subfloor. Remove damaged framing and replace with all new materials. Make ready for others to install floor covering and toilet.  
\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

ITEM 6E The main level rear bedroom, three windows were missing.

RECOMMENDATION: Install the upper and lower portion of double hung window sashes and a lower portion of a double hung window sash at this area. Prime paint exterior with one coat of primer. We will not match staining. This bid does not include repairs to ropes and weights.  
\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*



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**Architectural and Engineering Design Services**  
 530 Paloma Ave., Pacifica, CA 94044  
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MAY. 11. 2010 11:22AM EAST BAY STRUCTURAL & TERMITE CO NO. 5392 P. 11/14

9th PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

622	27TH AVENUE, SAN FRANCISCO CA 94118	5/6/2010	100714
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

**EXTERIOR-ABUTMENTS:**

ITEM 6F Fungus and dry rot was noted to the upper and lower portions of double hung window sashes at the area.

RECOMMENDATION: Remove and replace all damaged window sash with new sash and apply one coat of white primer. No finished painting is included in our cost. Some minor damage may occur to the interior wood window trim when replacing sashes.

NOTE: Our cost estimate for sash replacement includes replacement of the structurally damaged wood only. It does not include the installation of new ropes or weights but includes the replacement of the existing hardware when necessary.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

ITEM 6G **NOTE: SOME REPAIRS NOTED IN THIS REPORT REQUIRE A LEAD SAFE PRACTICES CERTIFICATION FROM THE ENVIRONMENTAL PROTECTION AGENCY. ANY PROFESSIONAL PERFORMING THIS WORK MUST HAVE THIS CERTIFICATION. THE COST FOR THE ADDITIONAL PRACTICES IS INCLUDED IN THE COST STATED FOR THIS ITEM. EAST BAY STRUCTURAL & TERMITE CO. IS A LEAD SAFETY CERTIFIED RENOVATOR.**  
 \*\*\*\*\* Information Item \*\*\*\*\*

**GENERAL NOTES**

THE EXTERIOR SURFACE OF THE ROOF WAS NOT INSPECTED. IF YOU WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A ROOFING CONTRACTOR WHO IS LICENSED BY THE CONTRACTORS STATE LICENSE BOARD.

The attic was not inspected due to the type of construction. Should the owner request and after we have received a written waiver of responsibility for the possibility of damage to finished ceilings during the course of an inspection, we will return to the property, inspect and issue a supplemental report outlining our complete findings.

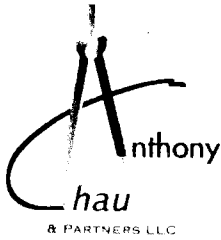
The owner is advised to keep all tub backs, floor coverings and sink countertops well sealed to preclude the entrance of moisture onto unprotected wood.

The owner is advised to have all exterior surfaces well sealed and painted to preclude the entrance of moisture onto unprotected wood.

**IT IS OUR OPINION THAT A BUILDING PERMIT IS REQUIRED FOR THE FOLLOWING ITEMS: 1B,3D**

**NOTE: IF THE CITY BUILDING DEPARTMENT, FOR THE PURPOSE OF ISSUING A BUILDING PERMIT, REQUIRES ANY ADDITION TO THE "TERMITE REPORT" SUCH AS PLANS, DRAWINGS, ENGINEERING OR ANY OTHER CITY REQUESTS AT TIME OF APPLICATION OR UPON FINAL INSPECTION, THERE WILL BE ADDITIONAL COSTS.**





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**Architectural and Engineering Design Services**  
 530 Paloma Ave., Pacifica, CA 94044  
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MAY 11, 2010 11:23AM

EAST BAY STRUCTURAL & TERMITE CO

NO. 5392 P. 12/14

10th

PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

622	27TH AVENUE, SAN FRANCISCO CA 94118	5/6/2010	100714
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

**OCCUPANTS CHEMICAL NOTICE**

East Bay Structural & Termite Company will use pesticide chemical(s) specified below for the control of wood destroying pests or organisms in locations identified in the Structural Pest Control report as indicated above.

(1) The pest(s) to be controlled:

- SUBTERRANEAN TERMITES
- BEETLES
- FUNGUS or DRY ROT
- DRY-WOOD TERMITES
- OTHER

(2) The pesticide(s) proposed to be used and the active ingredient(s).

- A. PREMISE FOAM- Active ingredients: Imidacloprid - .05%
- B. COPPER NAPHTHENATE: Active ingredients: Copper Naphthenate 20%; Inert ingredients 80%
- C. TIM-BOR: Active ingredients: Disodium Octaborate Tetrahydrate; 98%. Inert ingredients 2%.
- D. VIKANE: Active ingredients: Sulfuryl Flouride - 99.8%
- E. PREMISE 75: Active Ingredient: Imidacloprid, 1-[(6-Chloro-3-pyridfnyl) methyl] -N-nitro-2-imidazolidiffimime, 75% Inert ingredients 25%
- F. PREMISE GEL: Active Ingredients: Imidacloprid - 0.5%
- G. BORA-CARE: Disodium Octaborate Tetrahydrate; 40% Other ingredients 60%
- H. PREMISE 2: Active ingredient: Imidacloprid, 1-[(6-Chloro-3-pyridiny)methyl]-N-nitro-2-imidazolidinimine.....21.4%

(3) \*State Law requires that you be given the following information: CAUTION-PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

\*If within 24 hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center at (800) 876-4766 and your pest control company immediately.

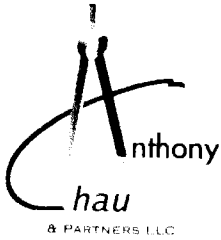
For further information, contact any of the following:

- East Bay Structural & Termite Company ..... (510) 652-4712
- Alameda County Agriculture Commissioner..... (510) 670-5232
- Alameda County Health Department..... (510) 287-8000
- Contra Costa County Health Department ..... (925) 313-6712
- Contra Costa County Agriculture Commissioner .... (925) 646-6250
- Poison Control Center ..... (800) 222-1222
- Structural Pest Control Board..... (800) 737-8188

Persons with respiratory or allergic conditions, or others who may be concerned about their health relative to this chemical treatment, should contact their physician concerning occupancy during and after chemical treatment prior to signing this NOTICE.

NO CHEMICAL APPLICATION WILL BE PERFORMED UNTIL SUCH TIME THAT THIS NOTICE IS RETURNED. HAVING READ THE INSTRUCTIONS, I, THE UNDERSIGNED, UNDERSTAND THE AFOREMENTIONED.

\_\_\_\_\_  
 OWNER/OCCUPANT DATE



**Anthony Chau & Partners LLC**  
 Architectural and Engineering Design Services  
 530 Paloma Ave., Pacifica, CA 94044  
 (415)-307-7538 • anthonychaudesigns@gmail.com

MAY. 11. 2010 11:23AM EAST BAY STRUCTURAL & TERMITE CO  
**EAST BAY STRUCTURAL & TERMITE CO. INC.**  
 1066 Yerba Buena Avenue, Emeryville, CA 94608  
 Ph: (510) 662-4712 (510) 662-4790 Fax

NO. 5392 P. 13/14  
 Page: 1 of 2

**WORK AUTHORIZATION CONTRACT**

Address of Property: 622 27TH AVENUE, SAN FRANCISCO CA 94118  
 Inspection Date: 5/6/2010  
 Report #: 100714  
 Title Co. & Escrow #: Escrow #

SECTION 1		SECTION 2		FURTHER INSPECTION
1A WITH 3D	6C \$ 720.00	3E SEE TEXT		1D \$ 425.00
1B \$ 12870.00	6D \$ 3140.00	3I BY OTHERS		5C \$ 410.00
1C \$ 300.00	6E \$ 1080.00	5L BY OTHERS		5G \$ 320.00
3A WITH 3D	6F \$ 720.00	6A \$ 35.00		
3B WITH 3D				
3C \$ 410.00				
3D \$ 10720.00				
5A \$ 720.00				
5B \$ 320.00				
5D BY OTHERS				
5E \$ 390.00				
5F \$ 720.00				
5H \$ 780.00				
5J \$ 1480.00				
5K WITH 1B				

We Authorized the Following Section 1 Items to be Performed.	We Authorized the Following Section 2 Items to be Performed.	We Authorized the Following Items for Further Inspection.
<u>1A, 1B, 1C, 3A, 3B, 3C, 3D, 5A, 5B, 5D</u>	<u>3E, 5I, 5L, 6A</u>	<u>1D, 5C, 5G</u>
<u>5E, 5F, 5H, 5J, 5K, 6C, 6D, 6E, 6F</u>		
Proposed Cost Section 1: <u>\$34,370.00</u>	Proposed Cost Section 2: <u>\$35.00</u>	Proposed Cost Fur.Insp.: <u>\$1,155.00</u>
	PERMITS & COSTS <u>\$ 1650.00</u>	
	Total - All Sections: <u>\$37,210.00</u>	

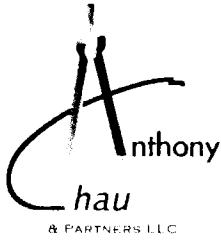
**MOLD DISCLAIMER**

There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this Work Authorization Contract. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken.

BY EXECUTING THIS WORK AUTHORIZATION CONTRACT, CUSTOMER ACKNOWLEDGES THAT HE OR SHE HAS BEEN ADVISED OF THE FOREGOING AND HAS HAD THE OPPORTUNITY TO CONSULT WITH A QUALIFIED PROFESSIONAL.

I have read this work authorization contract and WDO inspection report it refers to. SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED. I have read and understand the terms of this work authorization contract and hereby agree to all

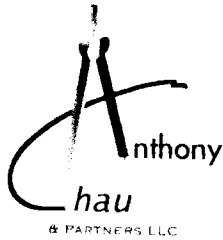
APPROVED AND READ BY: \_\_\_\_\_ DATE \_\_\_\_\_ ACCEPTED FOR: \_\_\_\_\_ DATE \_\_\_\_\_  
 EAST BAY STRUCTURAL & TERMITE CO. INC.



**Anthony Chau & Partners LLC**  
Architectural and Engineering Design Services  
530 Paloma Ave., Pacifica, CA 94044  
(415)-307-7538 • anthonychaudesigns@gmail.com

## Appendix J

# Property Information Report From San Francisco City Planning Department



**Anthony Chau & Partners LLC**  
 Architectural and Engineering Design Services  
 530 Paloma Ave., Pacifica, CA 94044  
 (415)-307-7538 • anthonychaudesigns@gmail.com

San Francisco Planning Department  
 Office of Analysis and Information Systems

**PROPERTY INFORMATION REPORT**

Block 1569      Lot 031      Census Tract 477      Census Block 504  
 Site Address: 622      -      27TH      AV  
 Site Zip Code: 94121

**OWNER**  
 SAMISH MARIE L  
 622 27TH AVE  
 SAN FRANCISCO CA  
 94121

**PROPERTY VALUES**  
 Land \$35,142.00      Sales Date  
 Structure \$33,350.00      Price \$0.00  
 Fixture \$0.00  
 Other \$0.00

**PHYSICAL CHARACTERISTICS**

Lot Frontage  
 Lot Depth  
 Lot Area 2,996.00  
 Lot Shape  
 Building Sq.Ft. 1,360.00  
 Basement Sq.Ft. 0.00

Year Built 1913  
 Stories 2  
 Assessor Units 1  
 Bedrooms 0  
 Bathrooms 1  
 Rooms 6  
 Assessor Use DWELLING (ONE UNIT)

Authorized Use ONE FAMILY DWELLING  
 Original Use ONE FAMILY DWELLING

**PLANNING INFORMATION**

Zoning RH-2  
 Height Limit 40-X  
 Quadrant NORTHWEST  
 Leg. Setback

Planning District 1  
 SUD  
 SSD  
 Redevelopment Area NOT IN RDA PROJECT AREA

Notices of Special Restrictions:

Non-Conforming Uses:

Comments:

*Physical characteristics information is not guaranteed accurate or complete*

**APPLICABLE REGULATIONS (Special Zones)**

Type	Value	Description
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**PERMIT APPEALS**

Appeal No.	Appl. No.	Case No.	Hearing	Nature of Appeal	Hearing Result
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**Anthony Chau & Partners LLC**  
 Architectural and Engineering Design Services  
 530 Paloma Ave., Pacifica, CA 94044  
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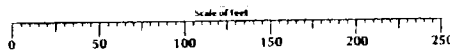
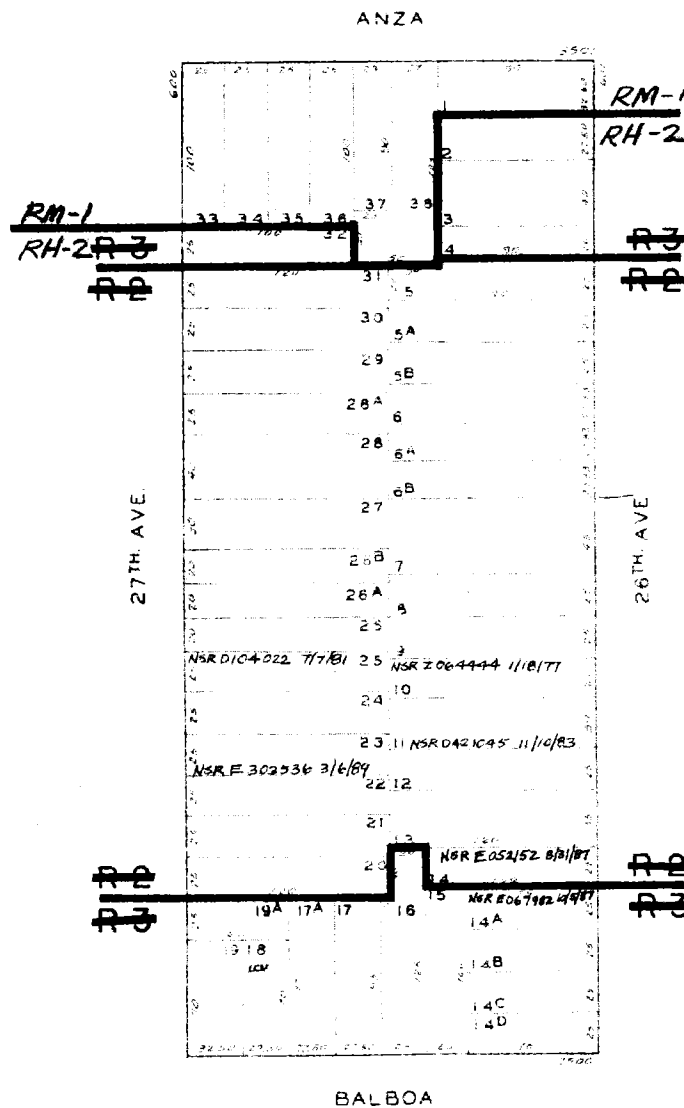
LOTS MERGED  
 Lots into Lot  
 37A " 38 " 1754



RICHMOND BLK. 309

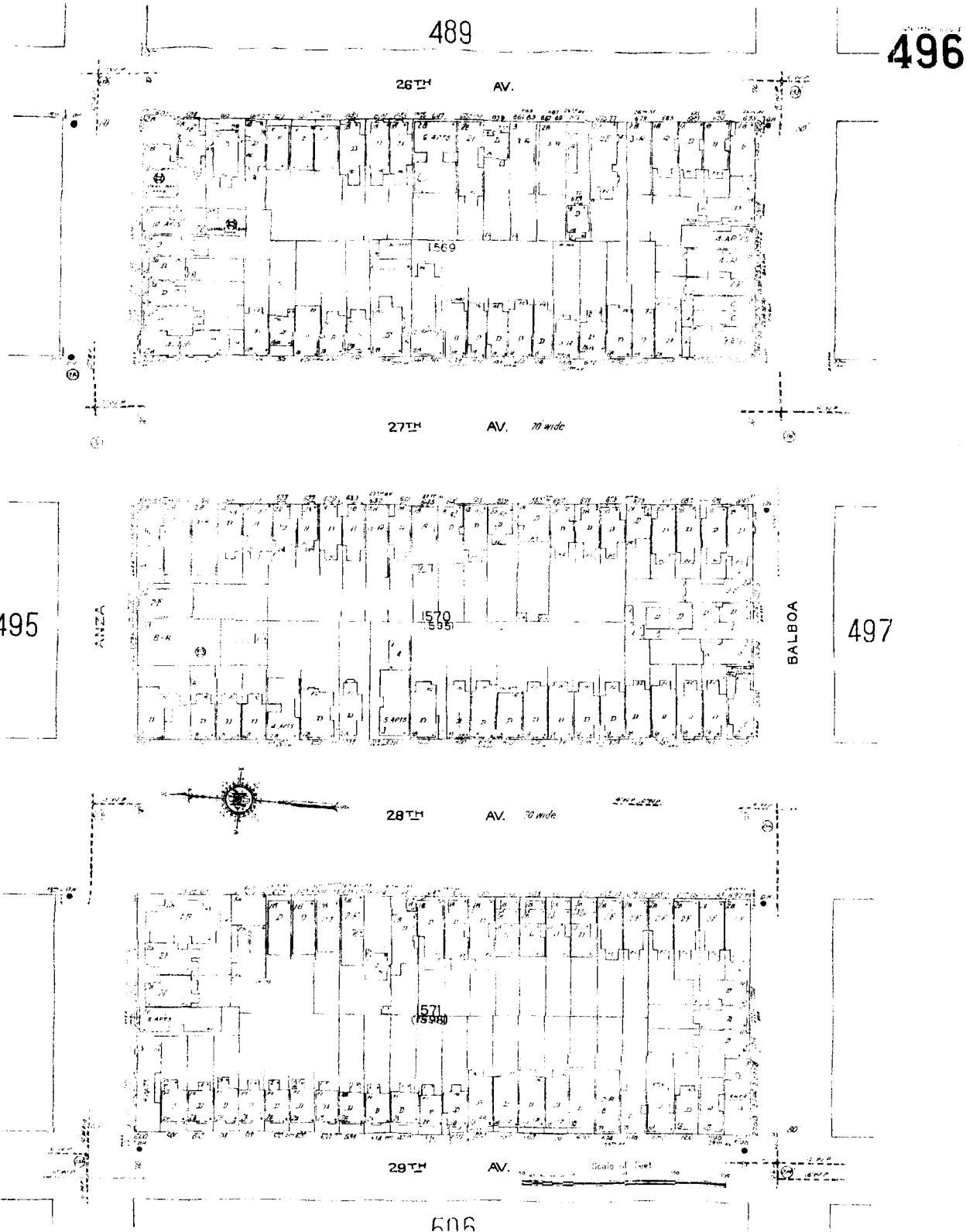
**1569**

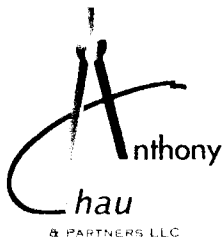
**40-X**



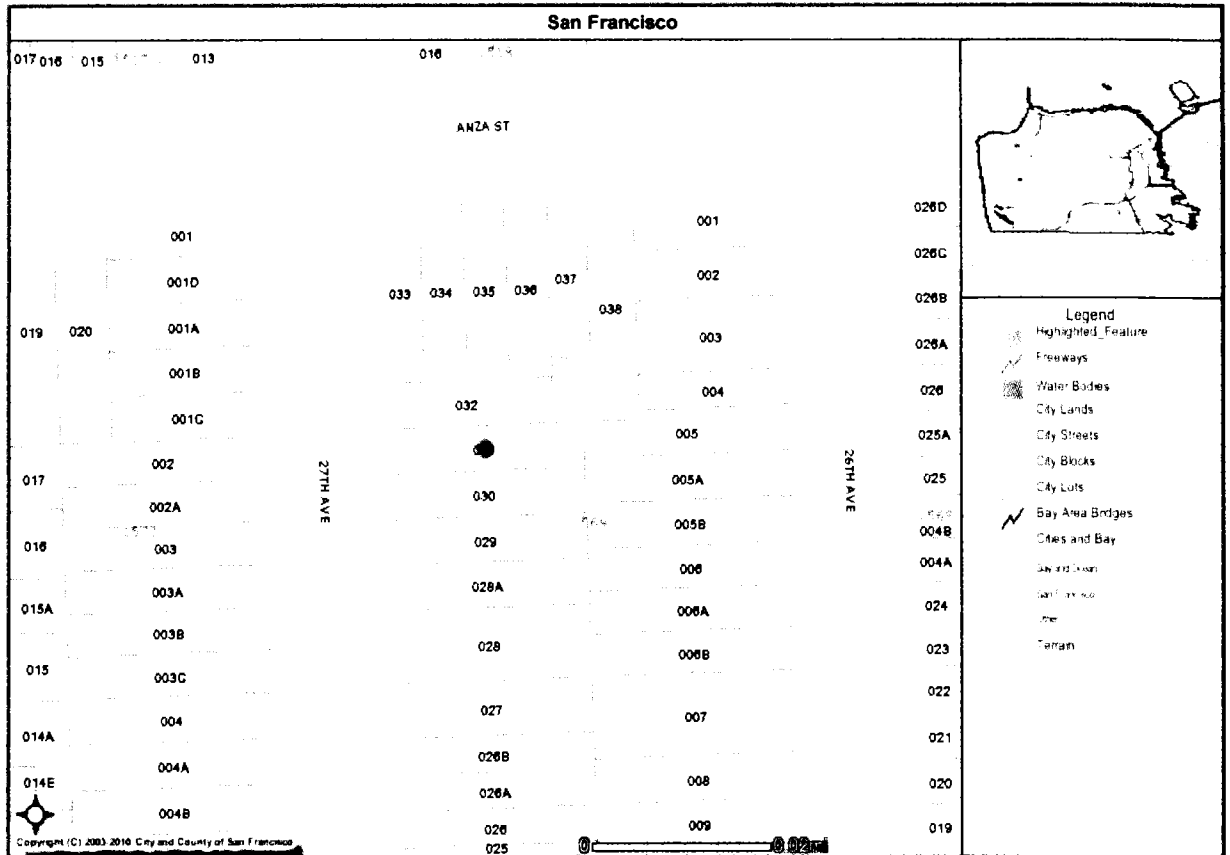


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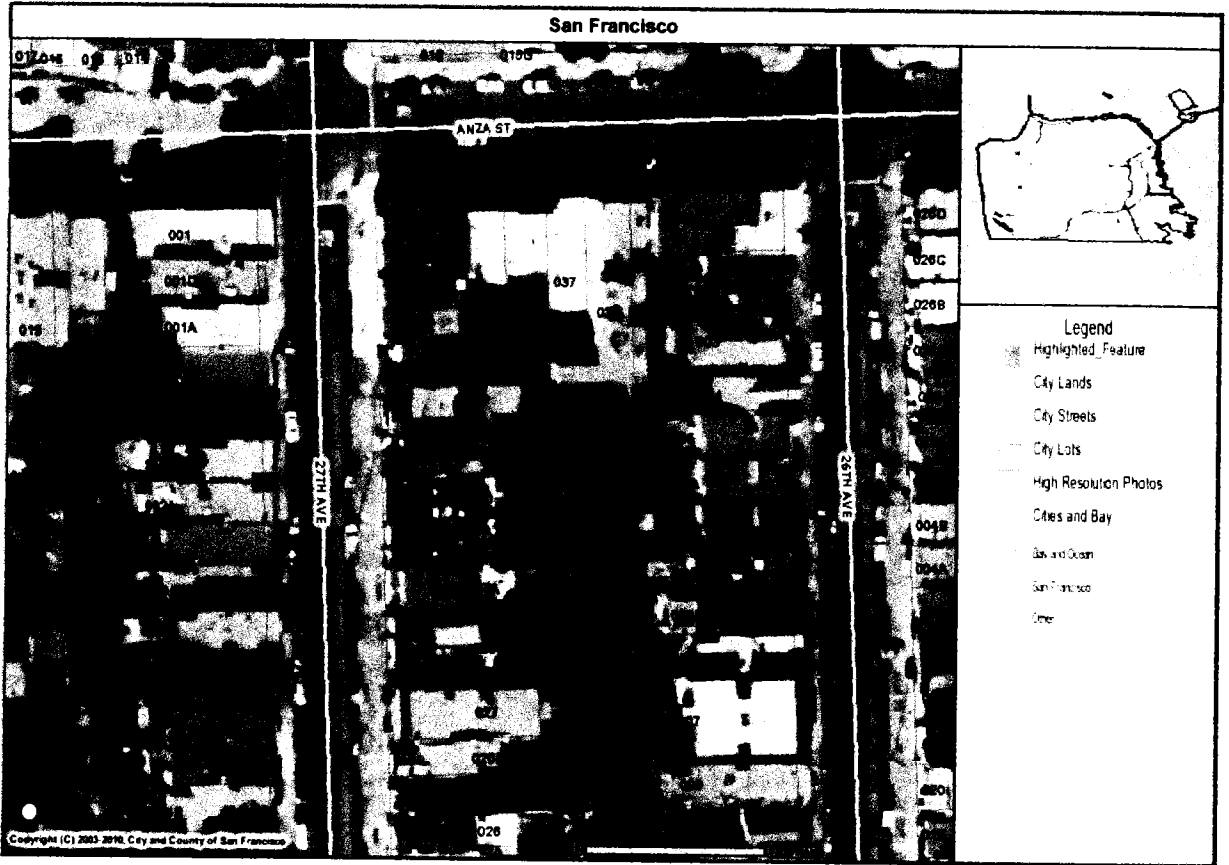


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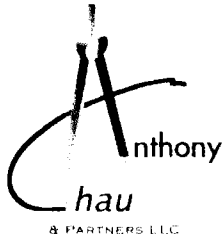




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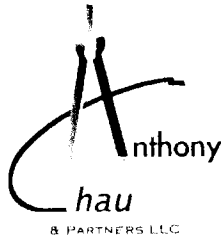




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## Appendix K

### Calculated Replacement Cost And Computed 50% and 75% Threshold



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## Soundness Report

### Replacement Cost

(Replacement cost is defined as the current cost to construct dwellings exactly like the size of those proposed for demolition.)

Project Address: 622 27<sup>th</sup> AVE., San Francisco, CA

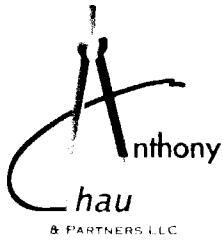
Item	Location	Area (sq. ft.)	Cost per sq. ft. [Ref. 1]	Cost
1	Garage & Storage	692	\$110	\$76,120
2	Second Floor	790	\$240	\$189,600
3	Third Floor	790	\$240	\$189,600
Total Cost =				\$455,320

[Ref. 1]: Section 317: Periodic Adjustment To Numerical Criteria, Mar. 26, 2009, San Francisco City Planning.

### Summary Replacement Cost vs. Upgrade Cost

Threshold	Replacement Cost X 50%	Upgrade Cost of 50% Threshold	Pass 50% Threshold (Y/N)
50% Threshold	\$227,600	\$306,731	Yes

Threshold	Replacement Cost X 75%	Upgrade Cost of 75% Threshold	Pass 75% Threshold (Y/N)
75% Threshold	\$341,490	\$412,587	Yes



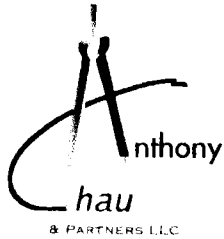
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## Upgrade Cost Estimate for the 50% Threshold

(Include costs to correct original construction deficiencies that affect Habitability, NOT deferred maintenance items or programmatic requirements of the project.)

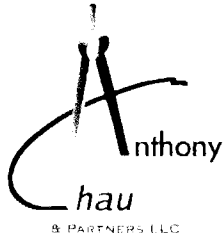
Project Address: 622 27<sup>th</sup> AVE., San Francisco, CA

Item	General Guidelines per Planning Department	Item Description for 50% Threshold Upgrade	Cost	Ref.	Photos
1	Building Permit Application Cost.	Estimated permit application fee for \$262,125 construction cost	\$4,878	Fee Schedule SFDBI Table 1A-A Sept. 2008	
2	Provide room dimensions at minimum of 70 sq. ft. for any habitable room.				
3	Providing at least one electrical outlet in each habitable room and 2 electrical outlets in each kitchen.				
4	Providing at least one switched electrical light in any room where there is running water.				
5	Correcting lack of flashing or proper weather protection if not originally installed.	Most windows and doors are broken. Some are missing. All show water damage and dry rot. Reframe all the windows and install proper flashing & replace damaged windows.	\$26,000	Appx G Table G-1 8, 9	2, 3, 20, 21, 36, 45, 46, 51, 55, 58, 66, 71 & 77
6	Installing adequate weather protection and ventilation to prevent dampness in habitable rooms if not originally constructed.				
7	Provision of garbage and rubbish storage and removal facilities if not originally constructed (storage in garage is permitted).				
8	Eliminating structural hazards in foundation due to structural inadequacies.	No mudsills and no anchor bolts were installed. No post-beam connectors were installed.	\$12,200	Appx G Table G-1 3 & 5	15, 17, 19, 25 & 30



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9	Eliminating structural hazards in flooring or floor supports, such as defective members, or flooring or supports of insufficient size to safely carry the imposed loads.	The flooring, joists and girders are badly deteriorated at various locations and incapable to carry the imposed loads. Relevel 2 <sup>nd</sup> and 3 <sup>rd</sup> floors.	\$51,000	Appx G Table F-1 2 & 7	14, 18, 23, 31, 50, 56, 59, 75, 76, 78, 80, 82 & 84
10	Correcting vertical walls or partitions which lean or are buckled due to defective materials or which are insufficient in size to carry loads.	S.E. corner of first floor shows signs of dry rot and wood boring beetles, replace all affected wall framing members and finishes.	\$12,870	Appx I Table I-1 1	25 & 26
11	Eliminating structural hazards in ceilings, roofs, or other horizontal members, such as sagging or splitting, due to defective materials, or insufficient size.				14, 18, 23, 31, 50, 56, 59, 75, 76, 78, 80, 82 & 84
12	Eliminating structural hazards in fireplaces and chimneys, such as listing, bulging or settlement due to defective materials or due to insufficient size or strength.				
13	Upgrading electrical wiring which does not conform to the regulations in effect at the time of installation.	Replace hazardous wiring & broken electrical fixtures.	\$22,800	Appx D Table D-1 1 & 2	28, 51 & 74
14	Upgrading plumbing materials and fixtures that were not installed in accordance with regulations in effect at the time of installation.	Building supply lines in poor condition. Need to be upgrade from galvanized to copper. All plumbing fixtures are missing in both bathroom and kitchen. Replace rusted or damaged pipes.	\$22,500	Appx E Table E-1 1 & 2	23, 24, 29, 53, 54, 60 thru 63
15	Providing exiting in accordance with the code in effect at the time of construction.				
16	Correction of improper roof, surface or sub-surface drainage if not originally installed.	Exterior concrete slab is not sloped property, causes water accumulation at the front man-door of G/F.	\$4,325	Appx H Table G-1 1	8



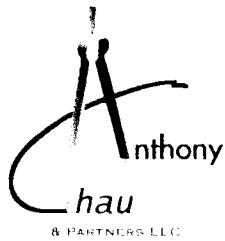
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17	Correction of structural pest infestation (termites, beetles, dry rot, etc.) to extent attributable to original construction deficiencies (e.g., insufficient earth-wood separation).	Dry rot and wood boring beetle activity were discovered at various places, affected wood shall be replaced.	\$4,630	Appx I Table I-1 2, 3 & 6	5 thru 7, 13, 14, 18, 25, 32, 45, 47, 55, 56, 59, 75 thru 80
		All interior walls and ceiling show cracks and falling apart at many locations. Repair or replace all damaged ceiling and wall finishes.	\$9,000		23, 24, 35, 36, 39, 40, 41 and 48 thru 84
		Paint interior.	\$5,000		
		Wood flooring showing severe wear and tear at many places. Repair and replace wood flooring and refinish.	\$15,800		
		Interior stairs shows water damage. Repair and refinish.	\$12,000		37 & 38
		Install batt. Insulation exposed walls and ceilings due to construction.	\$4,500.		
		Most interior window and door trims are badly damaged. Replace with new trims.	\$12,000		55, 56, 63, 66, 71, 77 thru 80
		Install new tiles on floor and walls of the half bath on second floor. Install new vanity cabinets.	\$5,000		
		Install new tiles on floor and walls of the bath on third floor. Install new vanity cabinets.	\$7,500		59 thru 63
		Install new tiles on floor and walls of the kitchen and pantry on second floor. Install new kitchen cabinets and countertop.	\$35,000		53 thru 57
<b>Total Repair Cost (Excluding permit fee) =</b>			<b>\$262,125</b>		



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18	General Contractor or Construction Manager's profit & overhead, not to exceed 15% of construction subtotal.	Construction Management (15%)	\$39,819		
<b>Grand Total Repair Cost for 50% Threshold =</b>			<b>\$306,731</b>		



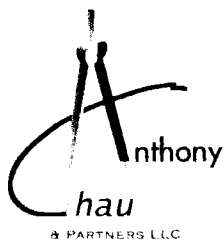
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## Upgrade Cost Estimate for the 75% Threshold

(Include costs to correct original construction deficiencies that affect Habitability, NOT deferred maintenance items or programmatic requirements of the project.)

Project Address: 622 27<sup>th</sup> AVE., San Francisco, CA

Item	General Guidelines per Planning Department	Item Description for 75% Threshold Upgrade	Cost	Ref.	Photos
1	Repair of fire-resistive construction and fire protection systems if required at the time of construction, including plaster and sheet rock where fire separation is required, and smoke detectors, fire sprinklers, and fire alarms when required.	No smoke detector is installed in the building. Add smoke detectors for fire protection. (Require 4 detectors) Property line walls and ceiling on G/F are not fire rated. Install two layers of type "X" gypsum wall board on the property line walls and ceiling.	\$1,092  \$3123	Note 1  Note 2	64, 68 & 78  23, 24, 26, 30 thru 32
2	Wood and metal decks, balconies, landings, guardrails, fire escapes and other exterior features free from hazardous dry rot, deterioration, decay or improper alteration.	Rear deck is not serviceable shall be rebuilt. Front stairs shows evidence of dry rot and wood boring beetle damages, shall be repaired.	\$25,000	Appx G Table G-1 4 & 6  Appx I Table I-1 4	5 thru 7, 13 & 81
3	Repairs as needed to provide at least one properly operating water closet, lavatory, and bathtub or shower.	Bathtub needs replacement. All other plumbing fixtures are missing. Replace all leaky and rusty pipes.	\$10,500	Appx E Table E-1 1 & 2 Note 4	60 thru 63
4	Repair of a kitchen sink not operating properly.	Kitchen sink is missing. Replace all leaky and rusty pipes.	\$10,500	Appx E Table E-1 1 & 2 Note 4	53 thru 57
5	Provision of kitchen appliances, when provided by the owner, in good working condition, excluding minor damage.	Kitchen appliances are missing. Install new kitchen appliances.	\$2,000	Note 3	53 thru 57
6	Repair if needed of water heated to provide a minimum temperature of 105° and a maximum of 120°, with at least 8 gallons of hot water storage.	Water heater on G/F is not operable. Install new water heater and insulate hot water pipe.	\$1,500	Appx E Table E-1 1 & 2 Note 4	
7	Both hot and cold running water to plumbing fixtures.				



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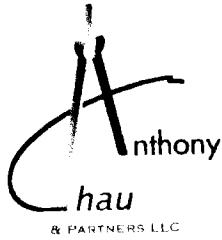
8	Repair to a sewage connection disposal system, if not working.				
9	Repair heating facilities that allow the maintenance of a temperature of 70° in habitable rooms, if not working.	Existing heating unit is not operable. Install new F.A.U. & supply outlets to all the rooms.	\$6,210	Appx F Table F-1 1	29 & 34
10	Repair ventilation equipment, such as bathroom fans, where operable windows are not provided, if not working.	There is no window and fan for the half bath on the second floor. New fan shall be installed and vented to outside.	\$620	Note 5	
11	Provision of operable windows in habitable rooms (certain exception apply).	All the windows and frames are broken and shall be replaced.	\$26,000	Appx G Table G-1 8, 9	2, 3, 20, 21, 36, 45, 46, 51, 55, 58, 66, 71 & 77
12	Repair of electrical wiring if not maintained in a safe condition.	Replace existing electrical box (old & outdated), outlet and switches to prevent electrical safety hazards. Repair exposed wiring for safety and re-wiring to maintain in a safe condition.	\$22,800	Appx D Table D-1 1 & 2	28, 51 & 74
13	Repair of plumbing materials and fixtures if not maintained in good condition.	Building supply lines in poor condition. Need to be upgrade from galvanized to copper. All plumbing fixtures are missing in both bathroom and kitchen. Replace rusted or damaged pipes.	\$22,500	Appx E Table E-1 1 & 2	23, 24, 29, 53, 54, 60 thru 63
14	Correcting vertical walls or partitions which lean or are buckled due to deterioration.	S.E. corner of first floor shows signs of dry rot and wood boring beetles, replace all affected wall framing members and finishes.	\$12,870	Appx I Table I-1 1	25 & 26
15	Eliminating structural hazards in ceilings, roofs, or other horizontal members due to deterioration.	The flooring, joists and girders are badly deteriorated at various locations and incapable to carry the imposed loads. Relevel 2 <sup>nd</sup> and 3 <sup>rd</sup> floors.	\$51,000	Appx G Table F-1 2 & 7	14, 18, 23, 31, 50, 56, 59, 75, 76, 78, 80, 82 & 84





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16	Eliminating structural hazards in fireplaces and chimneys, such as listing, bulging or settlement due to deterioration.	Fireplace mantel is coming off. Repair mantel and sweep the chimney.	\$2,000		42
17	Eliminating chronic, severe mold and mildew.	Suspicion of mold and mildew at various places. Further testing and mold remediation shall be done.	\$25,000		23, 36, 39 thru 41, 50, 55, 56, 59, 75 thru 80
18	Repairing proper weather protection, including exterior coverings such as paint and roof coverings and windows and doors due to lack of maintenance.	Paint exterior walls to provide proper weather protection	\$5,000		1, 5 & 11
19	Repairing deteriorated, crumbling or loose plaster, gypboard, and floor finishes due to faulty, poorly maintained weather protection.	All interior walls and ceiling show cracks and falling apart at many locations. Repair or replace all damaged ceiling and wall finishes.  Paint interior.  Wood flooring showing severe wear and tear at many places. Repair and replace wood flooring and refinish.	\$9,000  \$5,000  \$15,800	Note 6	23, 24, 35, 36, 39, 40, 41 and 48 thru 84
		Interior stairs shows water damage. Repair and refinish.	\$12,000		37 & 38
		Built-in wall cabinet in Dining Room shows water damages. Repair and refinish	\$2,000		47
		Most interior window and door trims are badly damaged. Replace with new trims.	\$12,000		55, 56, 63, 66, 71, 77 thru 80
		Install batt. Insulation exposed walls and ceilings due to construction.	\$4,500.		



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		Exterior concrete slab is not sloped properly, causes water accumulation at the front man-door of G/F.	\$4,325	Appx H Table G-1 1	8
		Garage slab is badly damaged. Construct new concrete slab.	\$9,000	Appx G Table G-1 1	22
		Dry rot and wood boring beetle activity were discovered at various places, affected wood shall be replaced.	\$4,630	Appx I Table I-1 2, 3 & 6	5 thru 7, 13, 14, 18, 25, 32, 45, 47, 55, 56, 59, 75 thru 80
		Install new tiles on floor and walls of the half bath on second floor. Install new vanity cabinets.	\$5,000		
		Install new tiles on floor and walls of the bath on third floor. Install new vanity cabinets.	\$7,500		59 thru 63
		Install new tiles on floor and walls of the kitchen and pantry on second floor. Install new kitchen cabinets and countertop.	\$35,000		53 thru 57
<b>Total Repair Cost from 50% Threshold =</b>			<b>\$262,125</b>		
<b>Total Repair Cost from 75% Threshold (Excluding permit fee) =</b>			<b>\$353,470</b>		
<b>Estimated permit application fee for \$353,470 construction cost =</b>			<b>\$6,096</b>		
20	General Contractor or Construction Manager's profit & overhead, not to exceed 15% of construction subtotal.	Construction Management (15%)	\$53,021		
<b>Grand Total Repair Cost for 75% Threshold =</b>			<b>\$412,587</b>		

Notes:

1. Based on (SFDBI cost schedule date Mar. 2009) \$272.90 per smoke detector.
2. Based on  $(27 \times 2 \times 8 + 692) / 4 / 8 \times 2 = 50$  pieces of Type "X" gypsum board at \$7.65 each of  $50 \times 7.65 = 382.5$ , and \$70/hour for labor for 32 hours and \$500 for transportation and setup.
3. Based on \$1,000 per refrigerator, \$500 per stove and \$500 per oven.
4. Plumbing repair cost split as follows, replace and install new hot & cold supply water pipe and drain pipes for bathroom - \$8,700, bathroom fixtures - \$1,800, replace and install new hot & cold supply water pipe and drain pipes for kitchen - \$8,700, kitchen fixtures - \$1,800, water heater - \$1,500.



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5. Based on cost of fan and ducting of \$120 and labor of \$500.
6. Based on repair and installing of new gypsum boards on walls and ceiling of \$9,000 and paint entire interior of \$5,000. Repair and refinish wood flooring of 1,580 square feet of habitable space at \$10 per square foot resulted in \$15,800.

# NEW CONSTRUCTION OF A DUPLEX

## 622 27TH AVENUE, SAN FRANCISCO, CA 94121

### GENERAL NOTES

1. THESE DRAWINGS ARE THE PROPERTY OF BEST DESIGN & CONSTRUCTION COMPANY AND THEY ARE NOT TO BE USED FOR ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT AND ENGINEER.
2. THE ARCHITECT AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE QUALITY PERFORMANCE OF THE WORK.
3. GENERAL CONDITIONS: AA DOCUMENT A201, GENERAL CONDITIONS FOR THE PERFORMANCE OF THE CONTRACT IS HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF THE PROJECT.
4. EXISTING CONDITIONS: CONDITIONS SHOWN ON THE DRAWINGS ARE AS SHOWN ON THE ORIGINAL DRAWINGS AND AS OBSERVED ON THE SITE, BUT THEIR ACCURACY IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS.
5. DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL FIELD CONDITIONS SHALL BE REFERRED TO THE ARCHITECT AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
6. PRIOR TO CONSTRUCTION, DISCREPANCIES AND CONSTRUCTION DESIGN DETAILS BETWEEN THE ARCHITECTURAL AND ENGINEERING DRAWINGS AND THE EXISTING CONDITIONS SHALL BE REPORTED TO THE ARCHITECT AND ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE APPLICABLE CALIFORNIA BUILDING CODE, LOCAL BUILDING CODE, MANUFACTURER'S RECOMMENDATIONS, AND CHECK WITH LOCAL JURISDICTION REGARDING LATEST AMENDMENTS & CODE REQUIREMENTS.
8. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN THE LOCATION OF ANY AND ALL WORK INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, TELEPHONE AND LIGHTING (INCLUDING PIPING, DUCTWORK AND CONDUIT), AND THAT ALL CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED.
9. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO ANY MATERIALS PURCHASING AND CONSTRUCTION. AS THE DESIGN AND MATERIALS CONTRACTOR SHALL COORDINATE AND CONFIRM WITH MANUFACTURER REGARDING, APPROVED, STAMPING AND SUBMITTING SHOP DRAWINGS, PRODUCT DATA AND SAMPLES. THE CONTRACTOR REPRESENTS THAT HE HAS DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION CRITERIA RELATED THERETO AND THAT HE HAS CHECKED AND COORDINATED THE INFORMATION WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND DRAWINGS. CONTRACTOR SHALL REPORT TO THE ARCHITECT ABOUT ANY DEVIATIONS TO THE DESIGN PLANS PRIOR TO PROCEEDING WITH THE WORK.
10. ALL MATERIALS AND FIXTURES SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS, UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL FOLLOW ALL REFERENCED JOB REPORTS FOR INSTALLATIONS OF ITEMS AS INDICATED.
11. CONFLICTS BETWEEN WORK DESCRIBED IN THESE DOCUMENTS AND THE APPLICABLE CODES AND ORDINANCES SHALL BE REPORTED TO THE ARCHITECT. THE RESPONSIBILITY TO CORRECT WITH ALL CODE AND ORDINANCE PROVISIONS, COMPLIANCE WITH MINIMUM CODE AND REQUIREMENTS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PROVIDE WORK IN CONFORMANCE WITH THE INTENT OF THESE DRAWINGS.
12. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE DRAWINGS BY THE ARCHITECT'S REVIEW OF THE SHOP DRAWINGS, PRODUCT DATA, OR SAMPLES. UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT IN WRITING OF SUCH DEVIATIONS AT THE TIME OF SUBMISSION AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.
13. PERMITS: THE CONTRACTOR SHALL OBTAIN MECHANICAL, ELECTRICAL, PLUMBING AND RELATED SUB-PERMIT, AND PAY ALL CITY AND/OR COUNTY FEES RELATING TO PROJECT, EXCEPT THE GENERAL BUILDING PERMIT, WHICH IS THE RESPONSIBILITY OF THE OWNER AND IS REMEDRSABLE TO THE GENERAL CONTRACTOR.
14. FIELD DESIGN-BUILD: PROVIDE SHOP SUBMITTALS FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH THE WORK.
15. CODES: EXECUTE WORK IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES, MANUFACTURER'S RECOMMENDATIONS, AND TRADE AND REFERENCE STANDARDS, INCLUDING, BUT NOT LIMITED TO: CALIFORNIA BUILDING CODE, NATIONAL ELECTRIC CODES NATIONAL MECHANICAL CODES AND NATIONAL PLUMBING CODES, SEISMIC CODES, NFPA, ASME, ANSI, HEALTH DEPARTMENT REGULATIONS, FIRE AND SAFETY CODES, STATE TITLE AND ADMINISTRATIVE CODES, CITY/COUNTY ORDINANCES AND REGULATIONS AND OTHER CODES GOVERNING CONSTRUCTION.
16. CONTRACTOR SHALL VERIFY AND CHECK LOT DIMENSIONS, CORNER STAKES, TOPOGRAPHIC, ETC. TO SET BUILDING LOCATION. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
17. SITE RESPONSIBILITY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING HEALTH AND SAFETY OF PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. CONTRACTOR SHALL LIMIT TRAFFIC AND ACCESS TO THOSE AREAS WHERE WORK IS BEING PERFORMED.

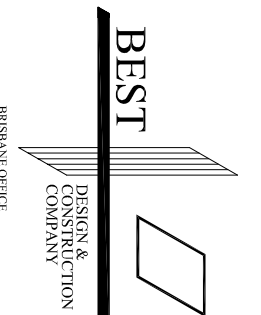
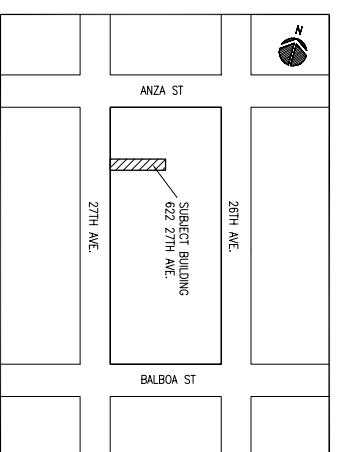
### LEGEND

16. CLEAN UP AND REPAIR: THE CONSTRUCTION SITE SHALL BE MAINTAINED IN AN ORDERLY MANNER AT ALL TIMES. REMOVE ALL DEBRIS, EXCESS MATERIALS AND REFUSE FROM SITE. LEAVE ALL SURFACES WITHIN CONSTRUCTION SITE FREE FROM DIRT, GRASS AND STAINS.
17. PATCHING: PROPERLY PREPARE SURFACES FOR RECEIVING THE SPECIFIED FINISHES INCLUDING PATCHING SURFACES ALTERED BY CONSTRUCTION. ON PATCHED AREAS OR AREAS WHERE A FINISH IS NOT SPECIFIED, THE FINISH SHALL MATCH ADJACENT MATERIAL IN CONSTRUCTION, COLOR AND TEXTURE.
18. ALL WORK NOTED "N.I.C." OR NOT IN CONTRACT IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE WORK. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES ON THE SAME PLANE.
19. "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.
20. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION WITH DRAWINGS.
21. DETAILS ARE USUALLY REPEATED AND NOTED "TYPICAL" ONLY ONCE WHEN THEY FIRST OCCUR AND ARE REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.
22. INSTALLATION: ALL ITEMS SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATION. THE CONTRACTOR SHALL PROVIDE ALL OPERATING MANUALS, GUARANTEES PRODUCT DATA AND RELATED INFORMATION FOR OWNER'S MAINTENANCE AND OPERATION OF PRODUCTS.
23. SCHEDULE: UPON SUBMITTAL OF THE FINAL CONSTRUCTION COSTS, THE CONTRACTOR SHALL ALSO SUBMIT A CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUB-CONTRACTOR'S WORK AND A COST-BY-TRADE BREAKDOWN FOR USE IN SCHEDULING AND EVALUATING PAY REQUESTS.
24. SUBSTITUTIONS: SUBSTITUTIONS, REVISIONS OR CHANGES MUST HAVE WRITTEN APPROVAL BY THE ARCHITECT AND THE OWNER PRIOR TO PROCEEDING WITH THE WORK.
25. DAMAGE: THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ALL DAMAGES CAUSED BY HIS SUB-CONTRACTORS TO THE SATISFACTION OF THE ARCHITECT AND THE OWNER.
26. GUARANTEES: THE CONTRACTOR SHALL GUARANTEE THAT THE PROJECT WILL BE FREE OF DEFECTS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTS OF WORKMANSHIP OR MATERIALS REVEALED WITHIN A PERIOD OF ONE YEAR FROM THE ACCEPTANCE SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT AT NO COST TO THE OWNER. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSIDERED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
27. DEMOLITION: ALL DEMOLITION INDICATED ON PLANS SHALL BE CAREFULLY CUT OUT AND REMOVED IN ORDER TO MINIMIZE DISRUPTION AND DAMAGE OF EXISTING CONSTRUCTION.
28. COLUMNS CENTERLINES (ALSO REFERRED TO AS GRID LINES) ARE SHOWN FOR DIMENSIONAL PURPOSES. (REFER TO BASE BUILDING DRAWINGS FOR EXACT LOCATIONS).
29. ALL PARTITIONS ARE DIMENSIONED TO FINISH FACE OF WALL, UNLESS OTHERWISE NOTED. ALLOW FOR THICKNESS OF TILE, ETC. WHILE OCCURS.
30. SEAL ALL SOUND-RATED CONSTRUCTIONS AIRTIGHT AT INTERSECTING SURFACES AND PENETRATIONS.
31. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE CURRENT BUILDING STANDARDS.

### PROJECT DATA

BLOCK: 1569	LOT: 031	ZONE: RH-2
REAR SETBACK: (E) 365'-0"	FRONT SETBACK: (E) 49'-11"	
(N) 662'-5"	(N) 40'-5"	
BUILDING SQUARE FOOTAGE APPROX.: (E) 42,379.6 SF		
OCCUPANCY: R-3		
NO. OF RESIDENTIAL UNITS: (E) 1		
(N) 2		
NO. OF STORES: (E) 3 STORY		
(N) 3 + PENHOUSE		
NO. OF OFF-STREET PARKING: (E): 1		
(N): 2		
TYPE OF CONSTRUCTION: I-B		
HEIGHT LIMIT: 40'-0" MAX.		
BUILDING FLOOR AREA:		
FIRST FLOOR	EXISTING	PROPOSED
SECOND FLOOR	4,702.2 SF	1,515 SF
THIRD FLOOR	4,784.1 SF	1,315 SF
PENHOUSE	4,893.3 SF	722 SF
	42,379.6 SF	5,083 SF
GARAGE: (E) 4,702.2 SF		
(N) 738 SF		

### LOCATION PLAN N.T.S.



BRISBANE OFFICE  
100 Old County Road, Suite 100C  
Brisbane Shoppng Center, Brisbane, CA 94005  
Tel 415-625-5228 Fax 415-628-4416

SAN FRANCISCO OFFICE  
3000 Market Street, Suite 100  
San Francisco, CA 94122  
Tel 415-452-8676 Fax 415-452-3476

FOR SITE PERMIT  
APPLICATION ONLY

### NEW CONSTRUCTION OF A DUPLEX

**622 27TH AVENUE,  
SAN FRANCISCO, CA 94121**

DATE	REVISION
04/15/11	SUBMIT FOR SITE PERMIT
04/20/11	REVISION
05/20/11	REVISION

DATE:	04/17/2010
SCALE:	AS NOTED
DRAWN BY:	KN
PROJ. NO.:	210159
DRAWING TITLE	

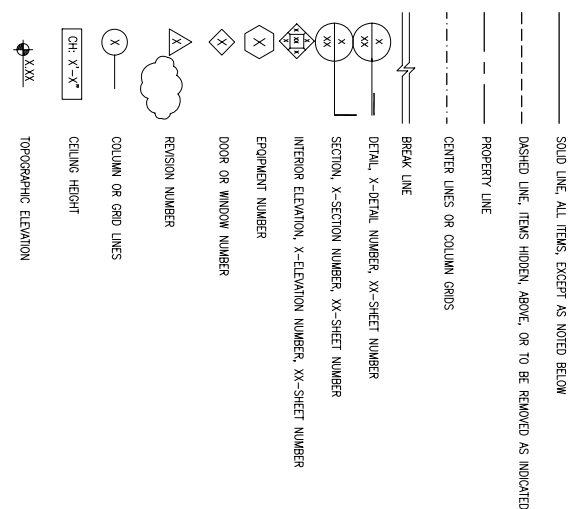
**GENERAL NOTES  
LOCATION PLAN  
PROJECT DATA  
TABLE OF CONTENT**

SHEET NO.

# A-0.1

1 OF 18 SHEETS

### SYMBOLS



### APPLICABLE BLDG. CODE

1. 2010 CALIF. BLDG. CODE & S.F. AMENDMENTS
2. 2010 CALIF. MECH. CODE & S.F. AMENDMENTS
3. 2010 CALIF. PLUMB. CODE & S.F. AMENDMENTS
4. 2010 CALIF. ELECTR. CODE & S.F. AMENDMENTS
5. 2010 CALIF. ENERGY CODE
6. 2010 CALIF. FIRE CODE & S.F. AMENDMENTS
7. 2010 S.F. HOUSING CODE

### SCOPE OF WORK

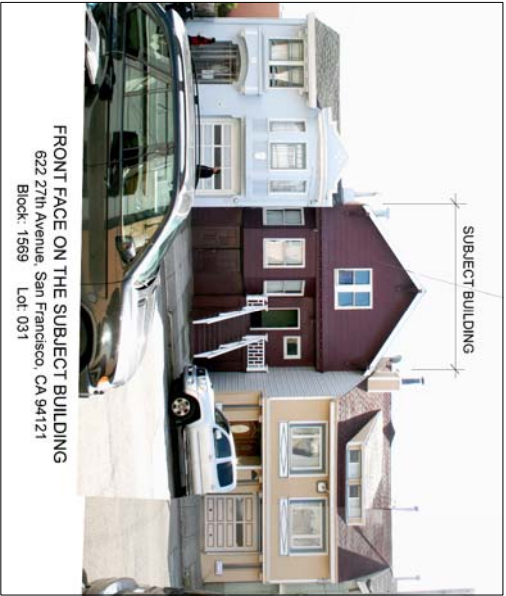
1. NEW CONSTRUCTION OF A DUPLEX.
2. MECHANICAL, ELECTRICAL, PLUMBING UNDER SEPARATE PERMITS.

### TABLE OF CONTENT

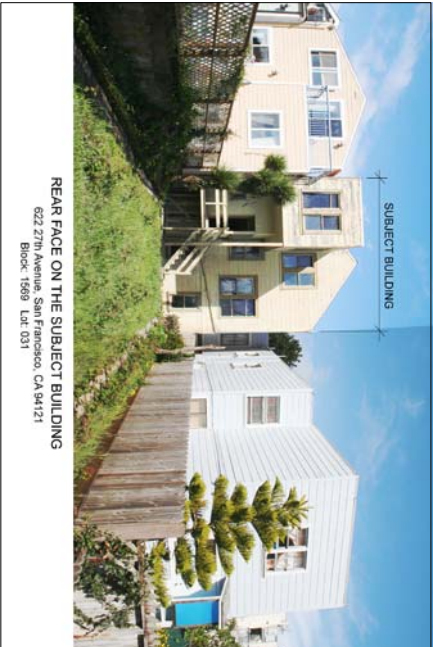
- A-0.1 TITLE SHEET, PROJECT DATA, SITE PLAN
- A-0.2 BLOCKFACES AND PHOTOS
- A-1.0 EXISTING PLOT PLAN
- A-1.1 PROPOSED PLOT PLAN
- A-2.0 EXISTING PLANS
- A-2.1 EXISTING ELEVATIONS
- A-2.2 EXISTING ELEVATIONS
- A-3.0 PROPOSED GROUND & SECOND FLOOR PLANS
- A-3.1 PROPOSED THIRD FLOOR & PENHOUSE PLANS
- A-3.2 PROPOSED ROOF PLAN & SCHEDULES
- A-4.0 PROPOSED FRONT ELEVATION
- A-4.1 PROPOSED REAR ELEVATION
- A-4.2 PROPOSED SOUTH ELEVATION
- A-4.3 PROPOSED NORTH ELEVATION
- A-5.0 SECTION A-A & DETAILS
- A-5.1 SECTIONS & DETAILS



← TO ANZA ST.



SUBJECT BUILDING  
622 27th Avenue, San Francisco, CA 94121  
Block: 1569 Lot: 031



SUBJECT BUILDING  
622 27th Avenue, San Francisco, CA 94121  
Block: 1569 Lot: 031



BLOCK FACE ON THE SAME SIDE OF THE SUBJECT BLDG.  
622 27th Avenue, San Francisco, CA 94121  
Block: 1569 Lot: 031

TO BALBOA ST. →



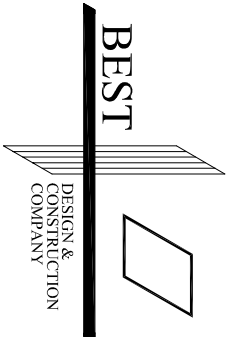
← TO BALBOA ST.



BLOCK FACE ON THE OPPOSITE SIDE OF THE SUBJECT BLDG.

622 27th Avenue, San Francisco, CA 94121  
Block: 1569 Lot: 031

TO ANZA ST. →



BEST  
DESIGN &  
CONSTRUCTION  
COMPANY

BIRSBAYNE OFFICE  
100 Old County Road, Suite 100C, 94005  
Berkeley, CA 94705  
Tel: 415-455-5259 Fax: 415-455-4416  
SAN FRANCISCO OFFICE  
2010 Ocean Avenue, Suite D  
San Francisco, CA 94117  
Tel: 415-452-8676 Fax: 415-452-3476

FOR SITE PERMIT  
APPLICATION ONLY

**NEW CONSTRUCTION  
OF A DUPLEX**

**622 27TH AVENUE,  
SAN FRANCISCO CA. 94121**

DATE	REVISION
06/15/10	SUBMIT FOR SITE PERMIT

DATE: 04/2/2010  
SCALE: AS NOTED  
DRAWN BY: YH  
PROJ. NO.: 210159  
DRAWING TITLE

**BLOCKFACES  
& PHOTOS**

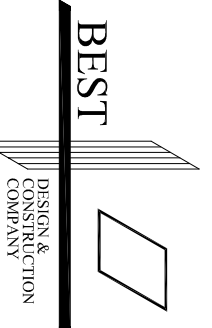
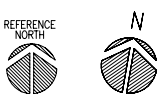
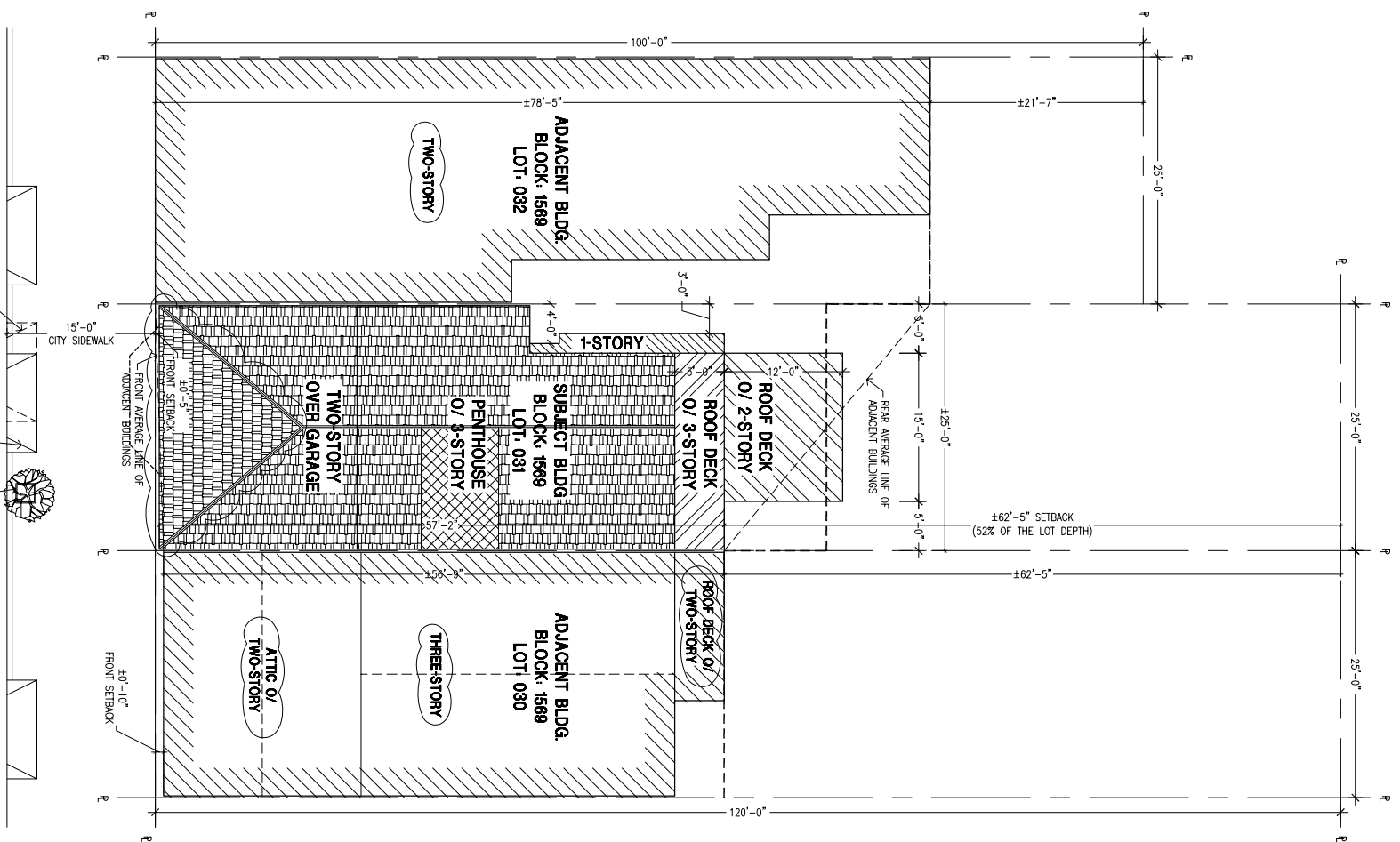
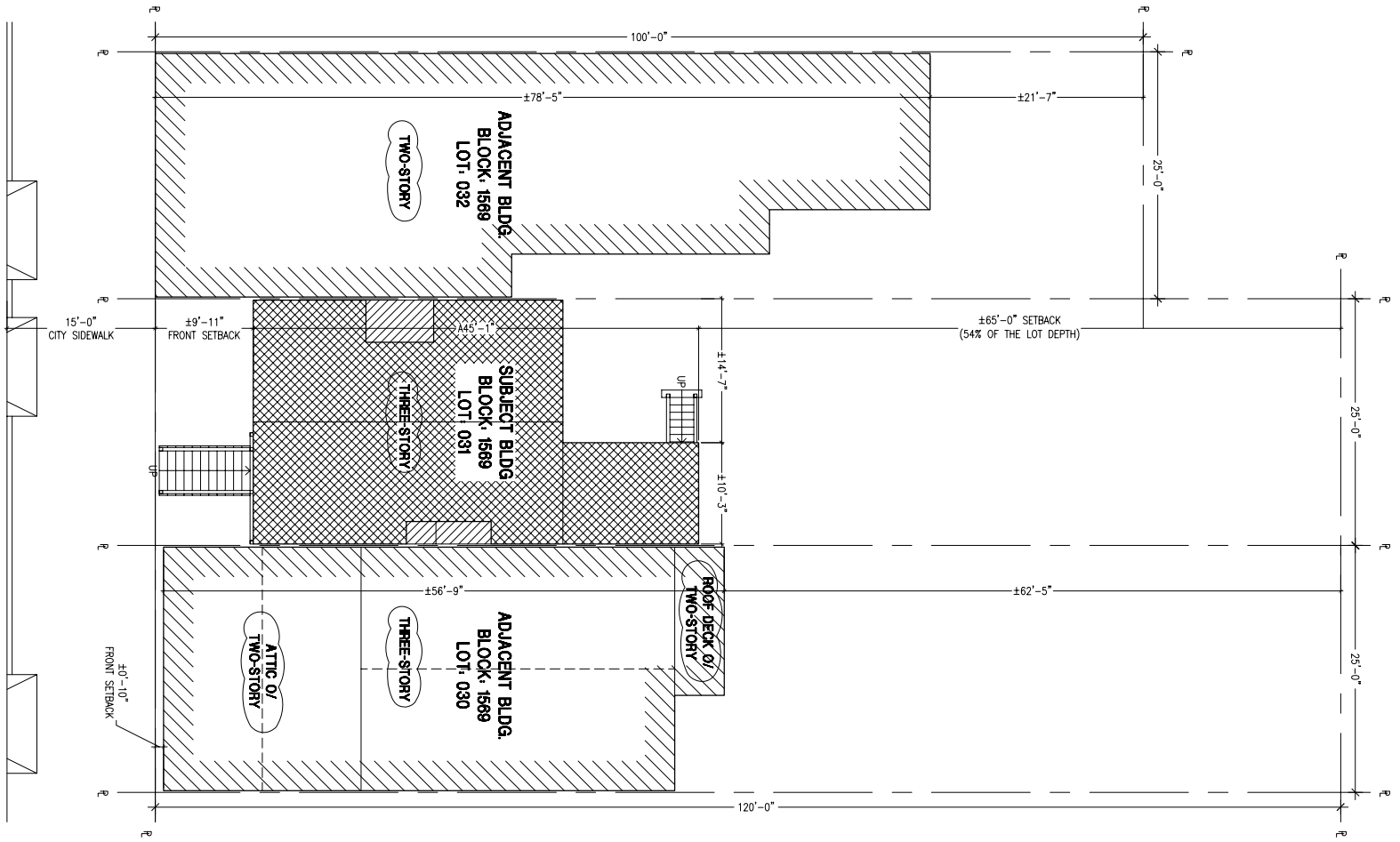
SHEET NO.

**A-0.2**

2 OF 16 SHEETS

EXISTING PLOT PLAN SCALE: 1/8"=1'-0"

PROPOSED PLOT PLAN SCALE: 1/8"=1'-0"



BRISBANE OFFICE  
100 Old County Road, Suite 100C  
Brisbane, CA 94005  
Tel: 415-566-3328 Fax: 415-566-4416

SAN FRANCISCO OFFICE  
2010 Ocean Avenue, Suite D  
San Francisco, CA 94117  
Tel: 415-552-8019 Fax: 415-552-3476

FOR SITE PERMIT  
APPLICATION ONLY

NEW CONSTRUCTION  
OF A DUPLEX

622 27TH AVENUE,  
SAN FRANCISCO, CA 94121

DATE	REVISION
04/15/11	SUBMIT FOR SITE PERMIT
04/20/11	REVISION
05/20/11	REVISION
11/20/11	REVISION

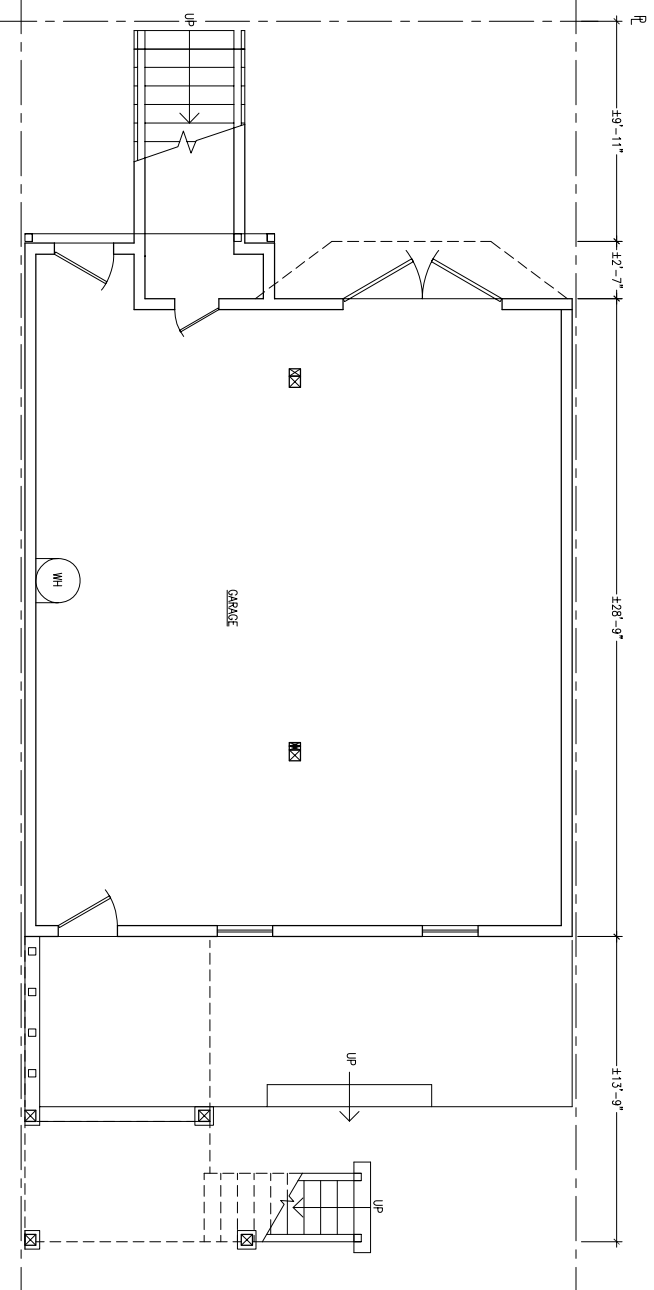
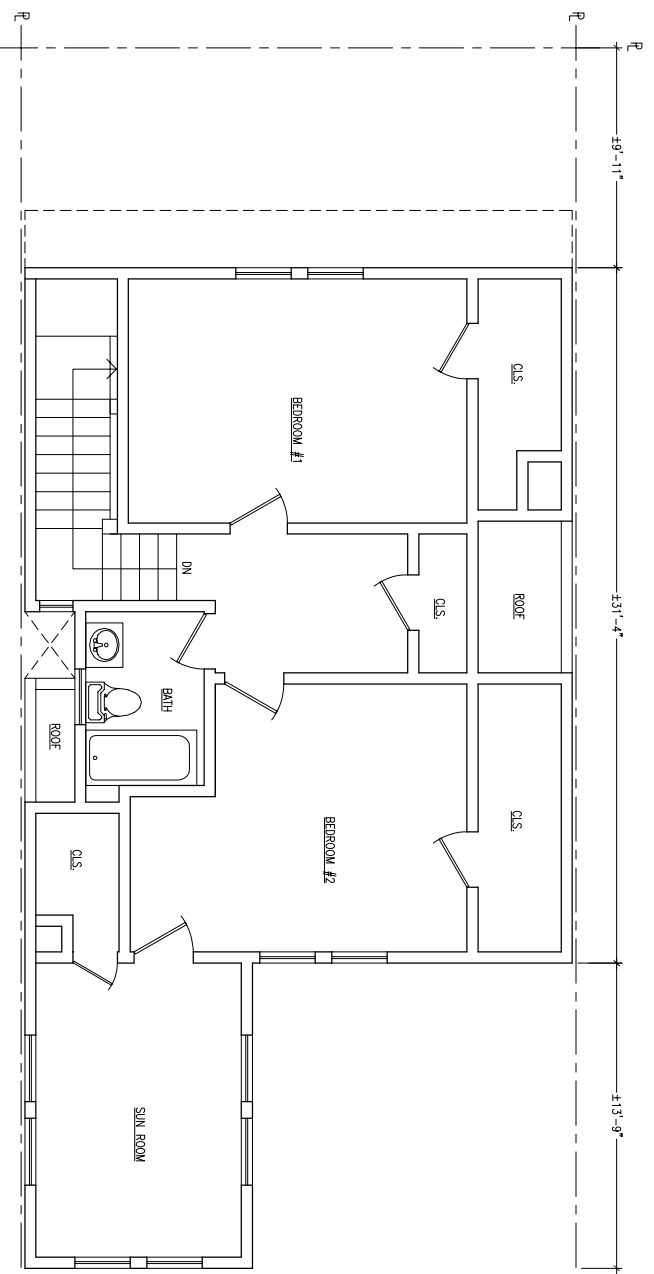
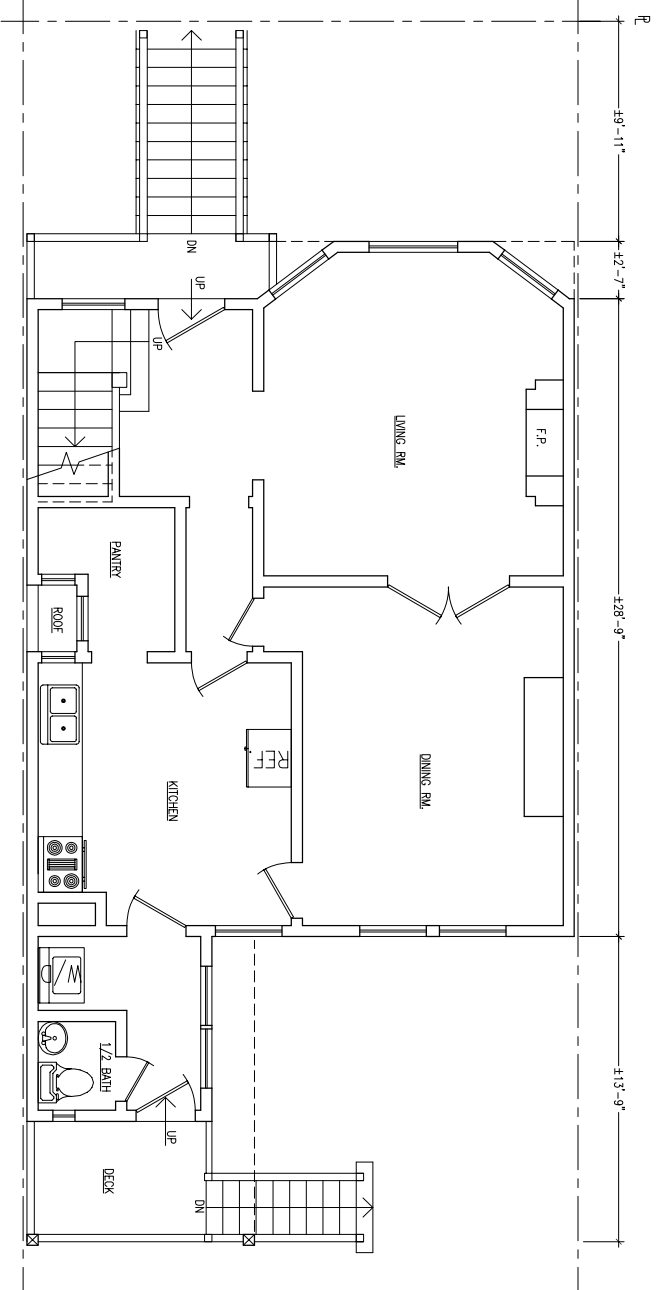
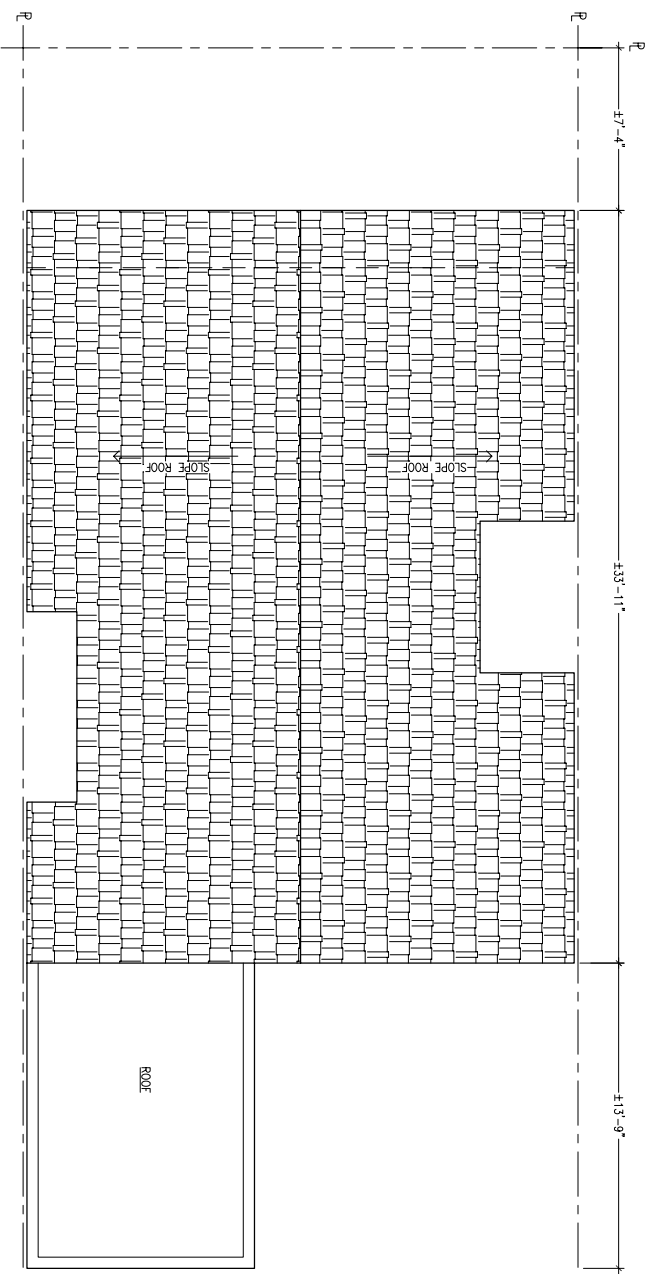
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SCALE: AS NOTED  
DRAWN BY: YH/KS  
PROJ. NO.: 210159

PROPOSED PLOT PLAN

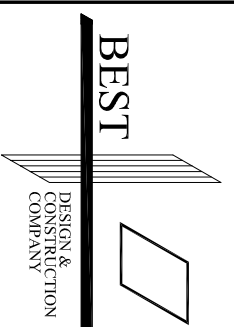
SHEET NO.

A-1.1

4 OF 16 SHEETS



**EXISTING BUILDING TO BE DEMOLISHED**



REGISTERED OFFICE  
100 Old Redwood Road, Suite 100C  
Brisbane Shopping Center, Brisbane, CA 94005  
Tel: 415-656-5528 Fax: 415-656-4416

SAN FRANCISCO OFFICE  
2010 Ocean Avenue, Suite 202  
San Francisco, CA 94133  
Tel: 415-452-8676 Fax: 415-452-3476

**FOR SITE PERMIT APPLICATION ONLY**

**NEW CONSTRUCTION OF A DUPLEX**

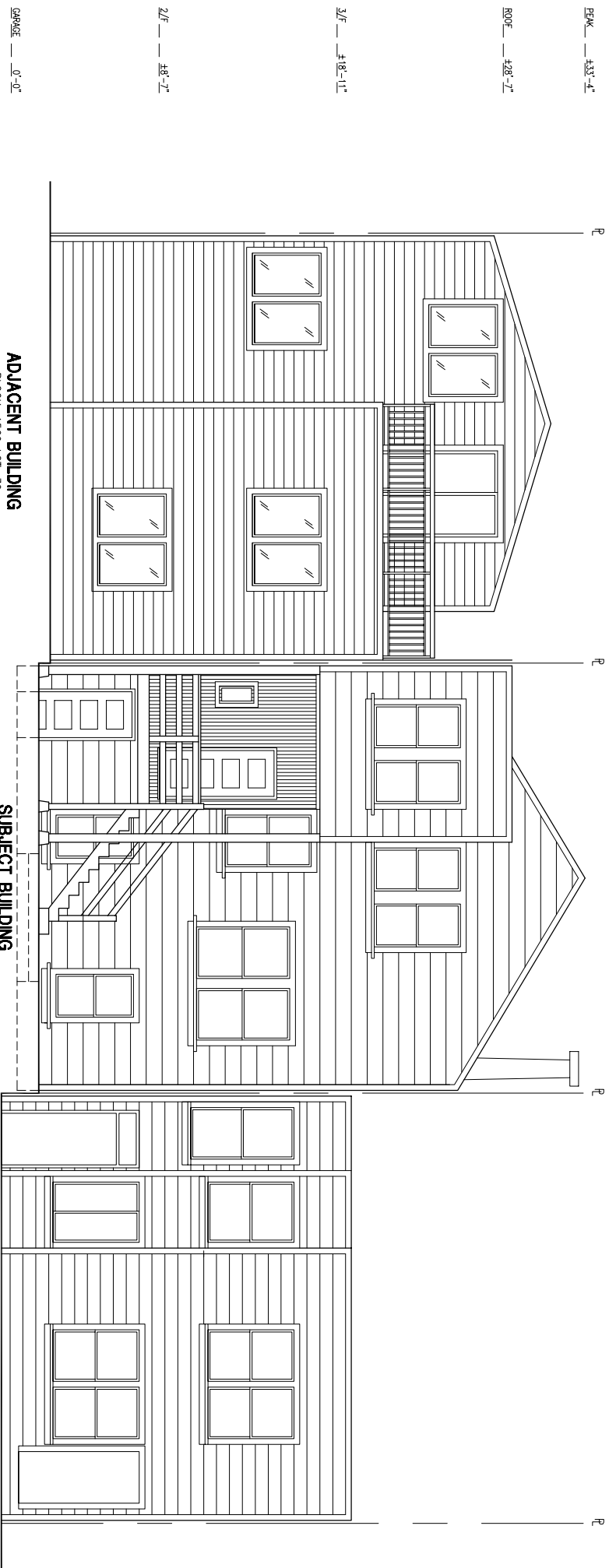
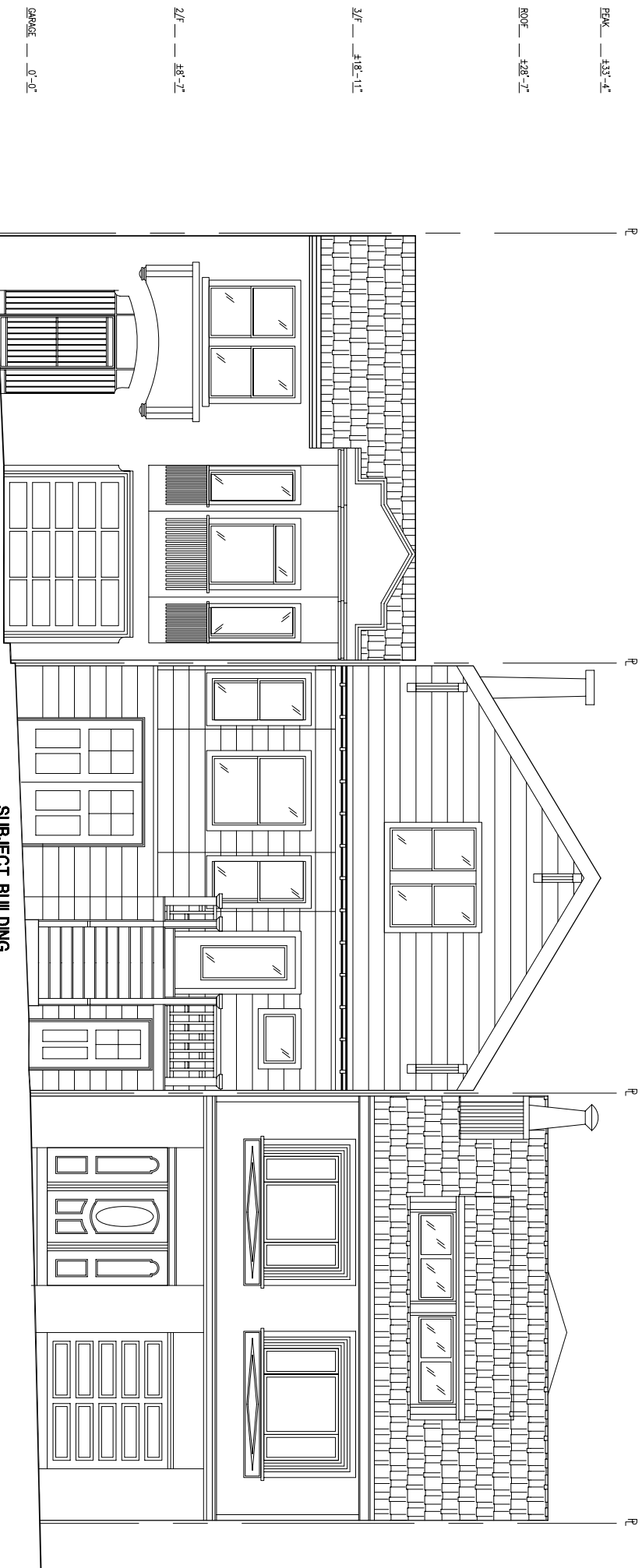
**622 27TH AVENUE,  
SAN FRANCISCO, CA 94121**

DATE	REVISION
04/15/11	SUBMIT FOR SITE PERMIT

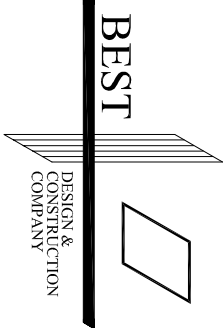
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DRAWN BY: YH/KS  
PROJ. NO.: 210159

**EXISTING PLANS**

SHEET NO.  
**A-2.0**  
5 OF 16 SHEETS



**EXISTING BUILDING TO BE DEMOLISHED**



**BEST**  
DESIGN &  
CONSTRUCTION  
COMPANY

**FOR SITE PERMIT  
APPLICATION ONLY**

**NEW CONSTRUCTION  
OF A DUPLEX**

**622 27TH AVENUE,  
SAN FRANCISCO, CA 94121**

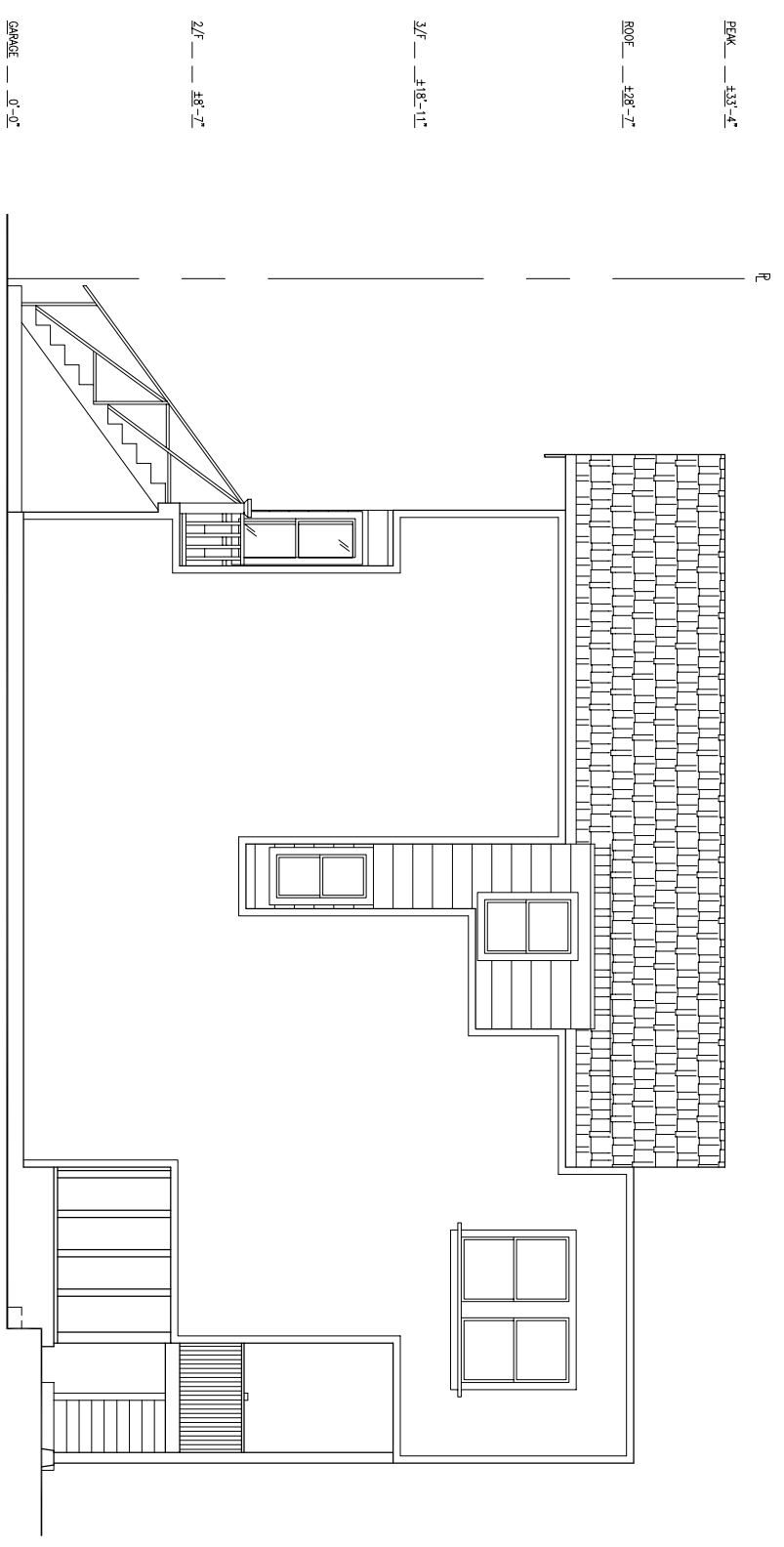
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04/15/11	SUBMIT FOR SITE PERMIT

DATE: 04/2/2010  
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PROJ. NO.: 210159

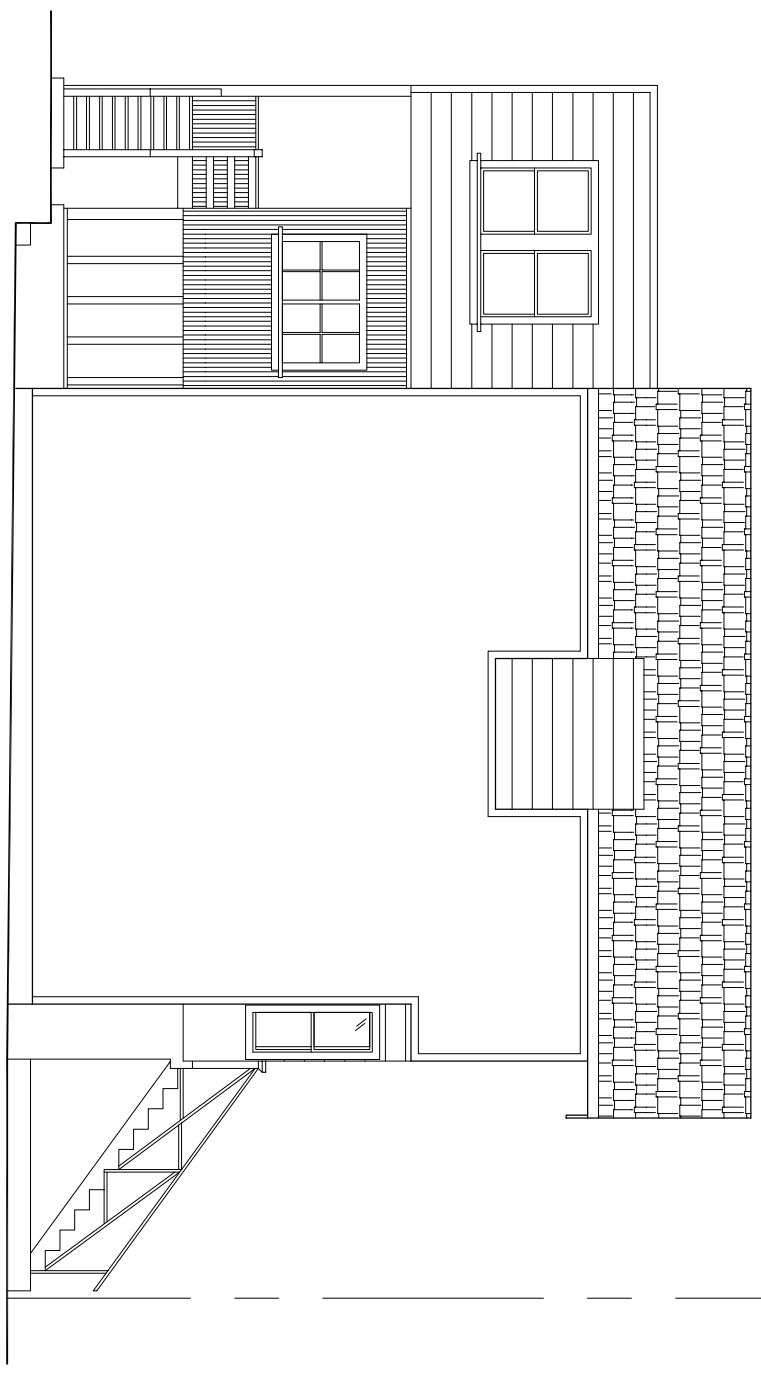
**EXISTING ELEVATIONS**

SHEET NO.  
**A-2.1**  
6 OF 16 SHEETS

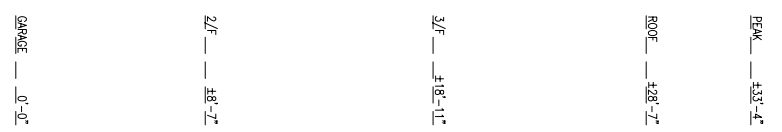




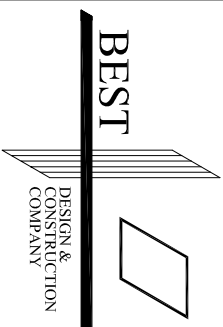
**EXISTING SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"



**EXISTING NORTH ELEVATION**  
SCALE: 1/4"=1'-0"



**EXISTING BUILDING TO BE DEMOLISHED**



**BEST**  
DESIGN &  
CONSTRUCTION  
COMPANY

BRISBANE OFFICE  
100 Old County Road, Suite 100C  
Brisbane Shipping Center, Brisbane, CA 94005  
Tel 415-452-5258 Fax 415-452-4416

SAN FRANCISCO OFFICE  
200 San Francisco Ave, Suite 417D  
San Francisco, CA 94112  
Tel 415-452-8676 Fax 415-452-3476

**FOR SITE PERMIT  
APPLICATION ONLY**

**NEW CONSTRUCTION  
OF A DUPLEX**

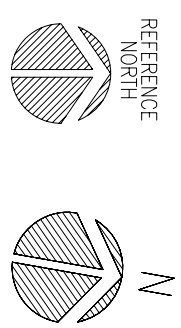
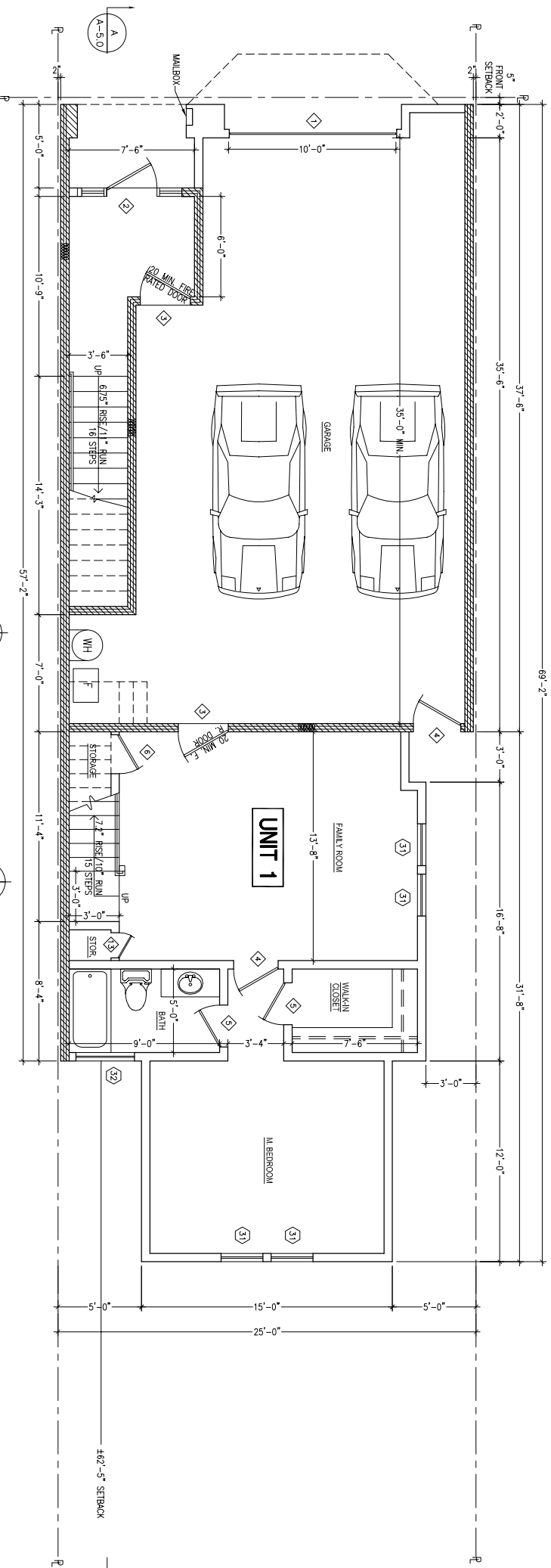
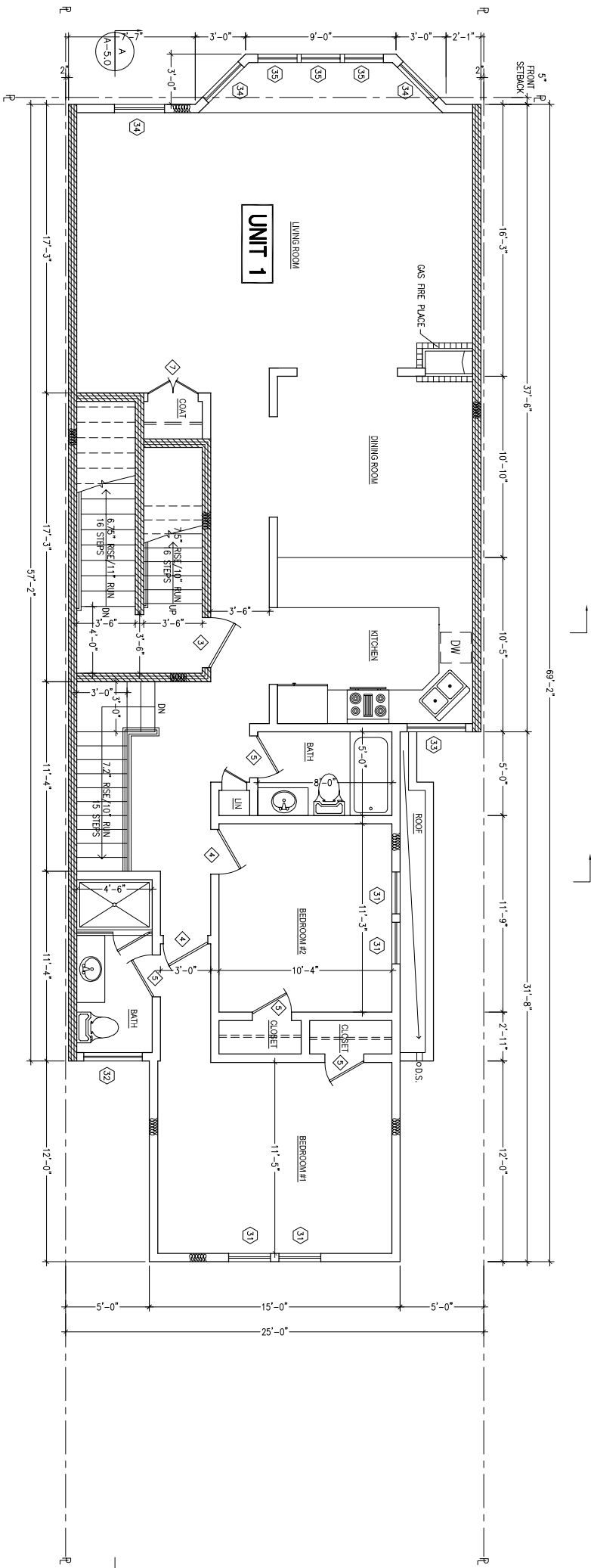
**622 27TH AVENUE,  
SAN FRANCISCO, CA 94121**

DATE	REVISION
04/15/11	SUBMIT FOR SITE PERMIT

DATE: 04/2/2010  
SCALE: AS NOTED  
DRAWN BY: YH/MS  
PROJ. NO.: 210159

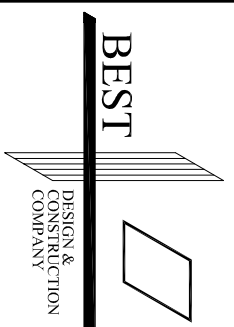
**EXISTING ELEVATIONS**

SHEET NO.  
**A-2.2**  
7 OF 16 SHEETS



**LEGEND:**

- (N) WALL
- (N) 1-HR FIRE RATED WALL
- (N) 42" HIGH 1-HR FIRE RATED GUARDWALL



BESTIRVINE OFFICE:  
109 Old County Road, Suite 100C  
Brisbane Shopping Center, Brisbane, CA 94005  
Tel: 415-836-5238 Fax: 415-836-4416

SAN FRANCISCO OFFICE:  
2200 Market Street, Suite 200  
San Francisco, CA 94127  
Tel: 415-452-5876 Fax: 415-452-3476

**FOR SITE PERMIT APPLICATION ONLY**

**NEW CONSTRUCTION OF A DUPLEX**

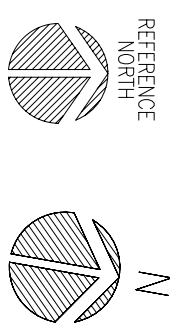
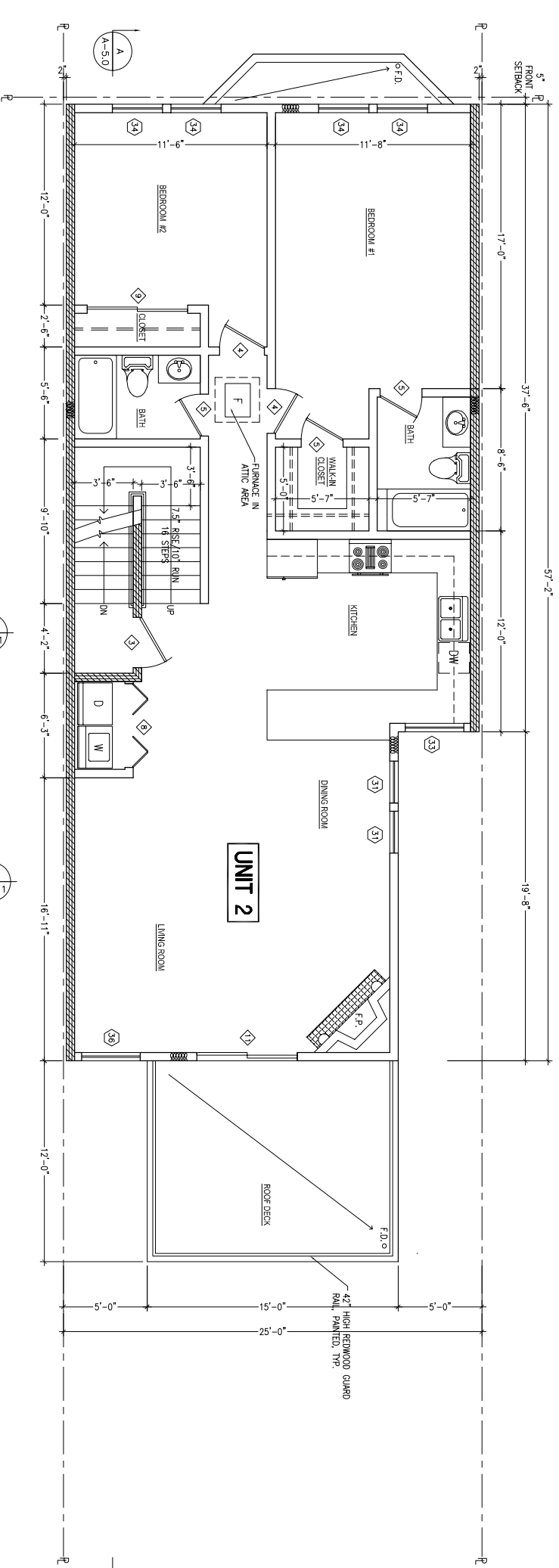
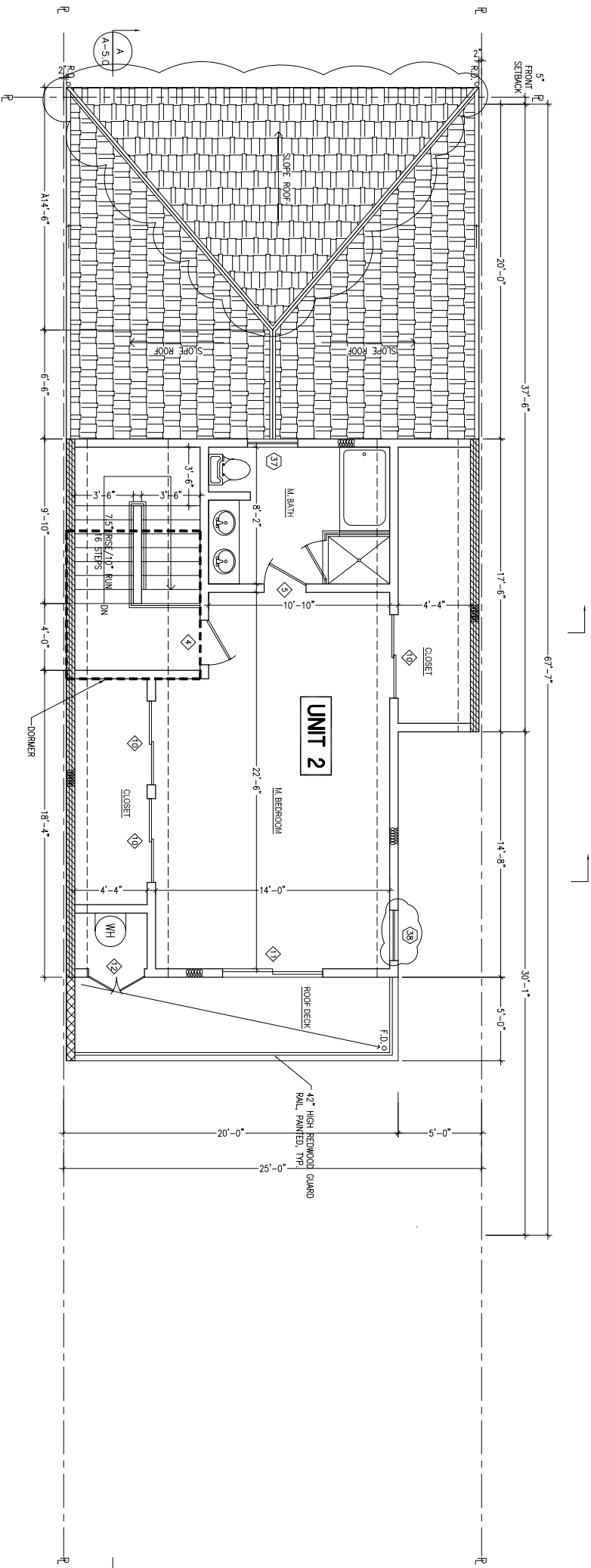
**622 27TH AVENUE,  
SAN FRANCISCO CA. 94121**

DATE	REVISION
04/15/11	SUBMIT FOR SITE PERMIT
04/20/11	REVISION
05/20/11	REVISION

DATE: 04/17/2010  
SCALE: AS NOTED  
DRAWN BY: KN  
PROJ. NO.: 210159

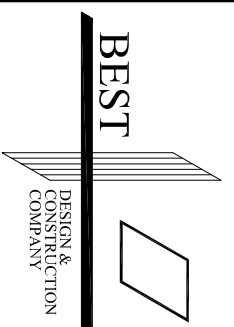
**PROPOSED FLOOR PLANS**

SHEET NO.  
**A-3.0**  
8 OF 16 SHEETS



**LEGEND.**

	(N) WALL
	(N) 1-HR FIRE RATED WALL
	(N) 42" HIGH 1-HR FIRE RATED GUARDRAIL



BRISBANE OFFICE  
100 Old Cammer Road, Suite 100C  
Brisbane Shopping Center, Brisbane, CA 94005  
Tel 415-526-5328 Fax 415-526-4116

SAN FRANCISCO OFFICE  
2000 Market Avenue, Suite 207  
San Francisco, CA 94114  
Tel 415-452-8676 Fax 415-452-3476

**FOR SITE PERMIT APPLICATION ONLY**

**NEW CONSTRUCTION OF A DUPLEX**

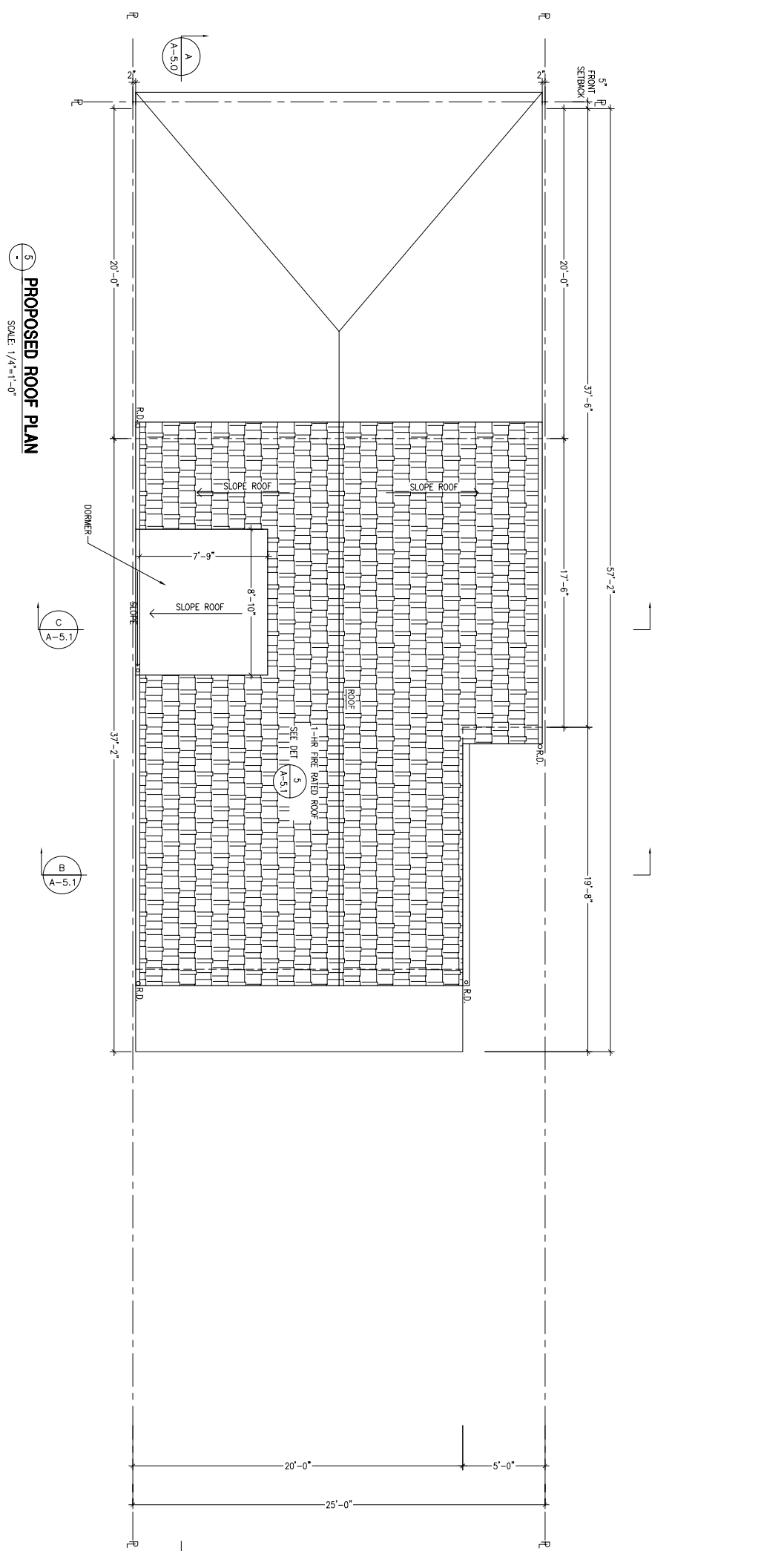
**622 27TH AVENUE,  
SAN FRANCISCO CA. 94121**

DATE	REVISION
04/15/11	SUBMIT FOR SITE PERMIT
04/2011	REVISION
05/2011	REVISION
02/2012	REVISION

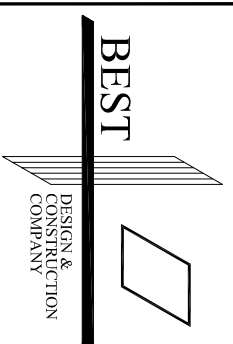
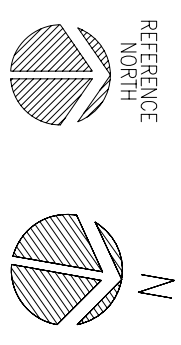
DATE: 04/17/2010  
SCALE: AS NOTED  
DRAWN BY: KN  
PROJ. NO.: 210159

**PROPOSED FLOOR PLANS**

SHEET NO.  
**A-3.1**  
9 OF 16 SHEETS



5 PROPOSED ROOF PLAN  
SCALE: 1/4"=1'-0"



BRISBANE OFFICE: 100C  
109.0 Alameda Street, Suite 100  
Brisbane, Shasta County, California, CA 94005  
Tel 415-556-3528 Fax 415-556-4416  
SAN FRANCISCO OFFICE  
2010 Ocean Avenue, Suite D  
San Francisco, CA 94112  
Tel 415-542-5879 Fax 415-542-3476

FOR SITE PERMIT  
APPLICATION ONLY

NEW CONSTRUCTION  
OF A DUPLEX

622 27TH AVENUE,  
SAN FRANCISCO CA. 94121

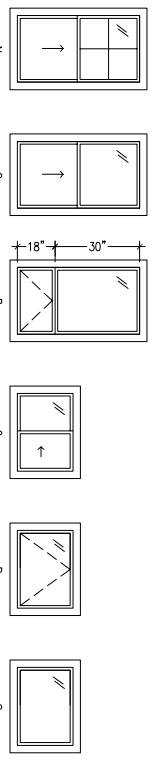
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04/15/11	SUBMIT FOR SITE PERMIT
04/20/11	1. REVISION
05/20/11	2. REVISION
02/20/12	3. REVISION

DATE: 04/17/2010  
SCALE: AS NOTED  
DRAWN BY: KN  
PROJ. NO.: 210159  
DRAWING TITLE

PROPOSED FLOOR PLANS  
DOOR & WINDOW SCHEDULES

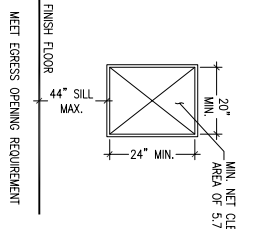
SHEET NO.  
**A-3.2**  
10 OF 16 SHEETS

NO.	TYPE	SIZE	WINDOW	DESCRIPTION	REMARKS
31	0	30"	WOOD CLAD	FAMILY ROOM & M. BEDROOM (1/7), BEDROOM #1&2 (2/7)	MEET EGRESS OPENING REQUIREMENT
32	0	42"	WOOD CLAD	DINING ROOM (3/7)	
33	P	42"	WOOD CLAD	BATH (1/7 & 2/7)	
34	N	36"	WOOD CLAD	KITCHEN (2/7 & 3/7)	
35	N	28"	WOOD CLAD	LIVING ROOM (2/7)	
36	0	42"	WOOD CLAD	LIVING ROOM (2/7), BEDROOM #1&2 (3/7)	
37	R	36"	WOOD CLAD	BATH (PENHOUSE)	
38	S	36"	WOOD CLAD	M. BEDROOM (PENHOUSE)	FIXED

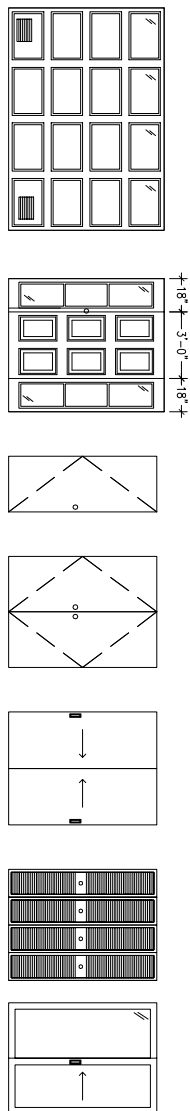


NOTE:  
1. WINDOW CONSTRUCTION:  
TYPICAL ALUMINUM  
HM-HOLLOW WOOD  
OK=OK WOOD  
2. TYPICAL WINDOW TO BE DOUBLE GLAZING WINDOW  
3. TYPICAL SILL SHOWN IN DETAIL  
4. TYPICAL  
CP = CLEAR PLATE  
CW = CLEAR WIRE  
TP = TEMPERED PLATE  
LG = LEAD GLASS

1 WINDOW SCHEDULE AND NOTES  
N.T.S.

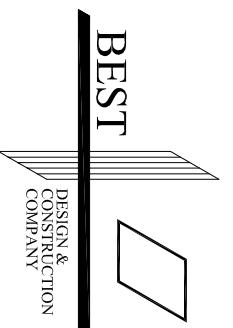
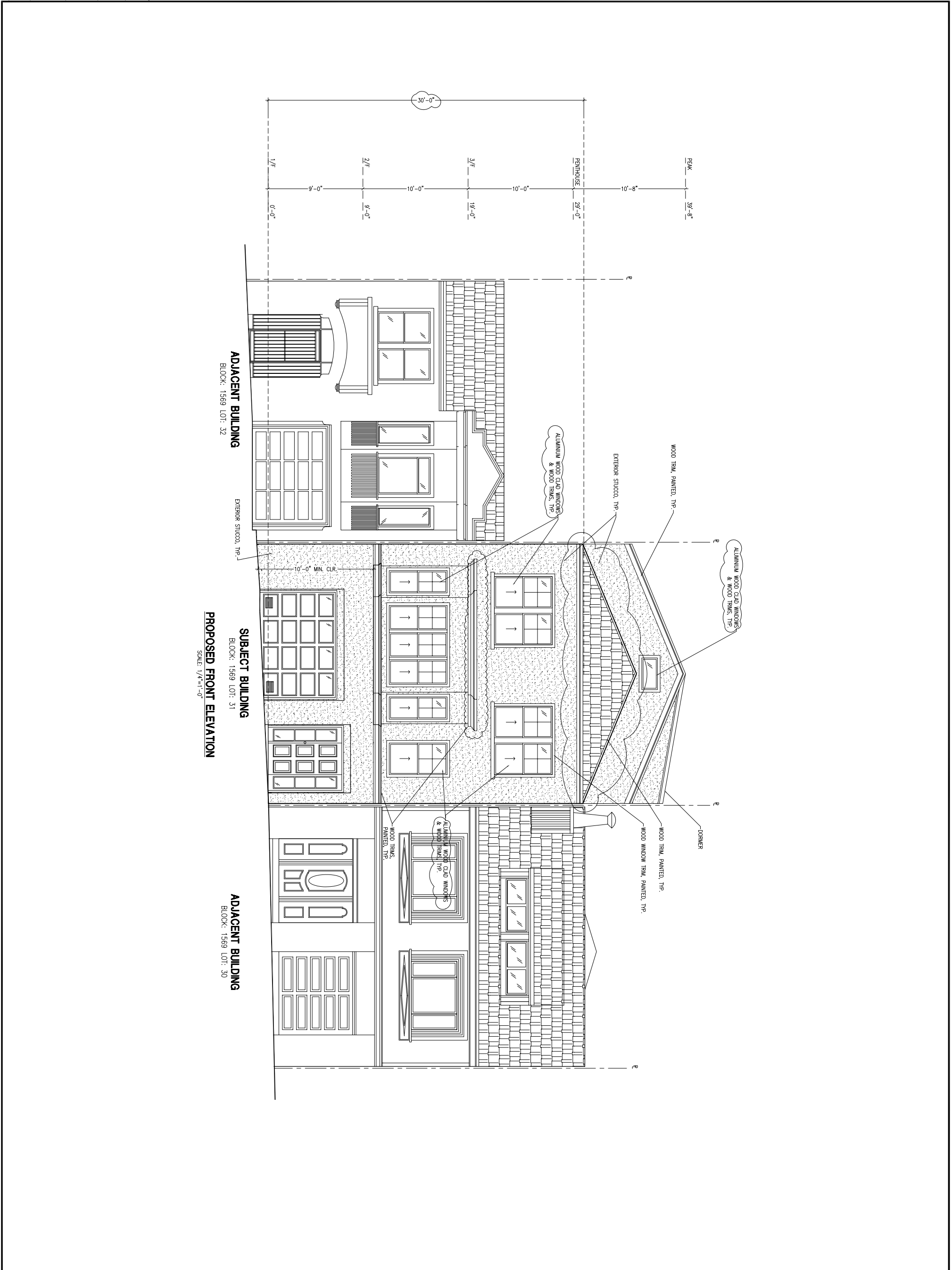


NO.	TYPE	SIZE	DOOR	DESCRIPTION	REMARKS
1	A	120"	WOOD, TP	GARAGE DOOR (1/7)	
2	B	72"	WOOD, TP	MAIN ENTRANCE DOOR (1/7)	
3	C	36"	WOOD	GARAGE (1/7) & UNIT ENTRANCE	20-MIN. FIRE RATED DOOR W/ SELF-CLOSER TIGHT-FITTING
4	C	32"	WOOD	ALL BEDROOMS	
5	C	30"	WOOD	ALL BATHROOMS, STORAGE, W.I.C. (3/7)	
6	C	28"	WOOD	EXERCISE ROOM (1/7), FAMILY ROOM (2/7), M. BEDROOM & BEDROOM #1 (3/7)	
7	D	36"	WOOD	COAT (2/7)	DOUBLE DOOR
8	E	60"	WOOD	LAUNDRY (3/7)	B-FOLD DOOR
9	E	72"	WOOD	CLOSET #3 (3/7)	SLIDING CLOSET DOOR
10	F	60"	WOOD	CLOSET @ M. BEDROOM (PENHOUSE)	SLIDING CLOSET DOOR
11	G	72"	AL, TP	LIVING ROOM (3/7), M. BEDROOM (PENHOUSE)	PANO SLIDING DOOR, TP
12	D	40"	WOOD	UTILITY (PENHOUSE)	
13	C	18"	WOOD	STORAGE (1/7)	DOUBLE DOOR



NOTES:  
1. ALL DOORS 1 1/2" THK. U.O.N.  
2. DOOR CONSTRUCTION:  
TYPICAL  
HM = HOLLOW CORE  
AL = ALUMINUM  
OK = OK WOOD  
3. GLASS:  
CP = CLEAR PLATE  
CW = CLEAR WIRE  
TP = TEMPERED PLATE  
LG = LEAD GLASS  
4. TYPICAL PROVIDE SMOKE & DRAFT SEAL FOR RATED DOORS

2 DOOR SCHEDULE AND NOTES  
N.T.S.



**BEST**  
 DESIGN &  
 CONSTRUCTION  
 COMPANY

BIRSBANE OFFICE  
 100 Old County Road, Suite 100C  
 Brisbane, QLD 4155  
 Tel: 4155-5528 Fax: 4155-5544

SAN FRANCISCO OFFICE  
 2010 Ocean Avenue, Suite D  
 San Francisco, CA 94112  
 Tel: 415-422-2866 Fax: 415-422-3476

**FOR SITE PERMIT  
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**NEW CONSTRUCTION  
 OF A DUPLEX**

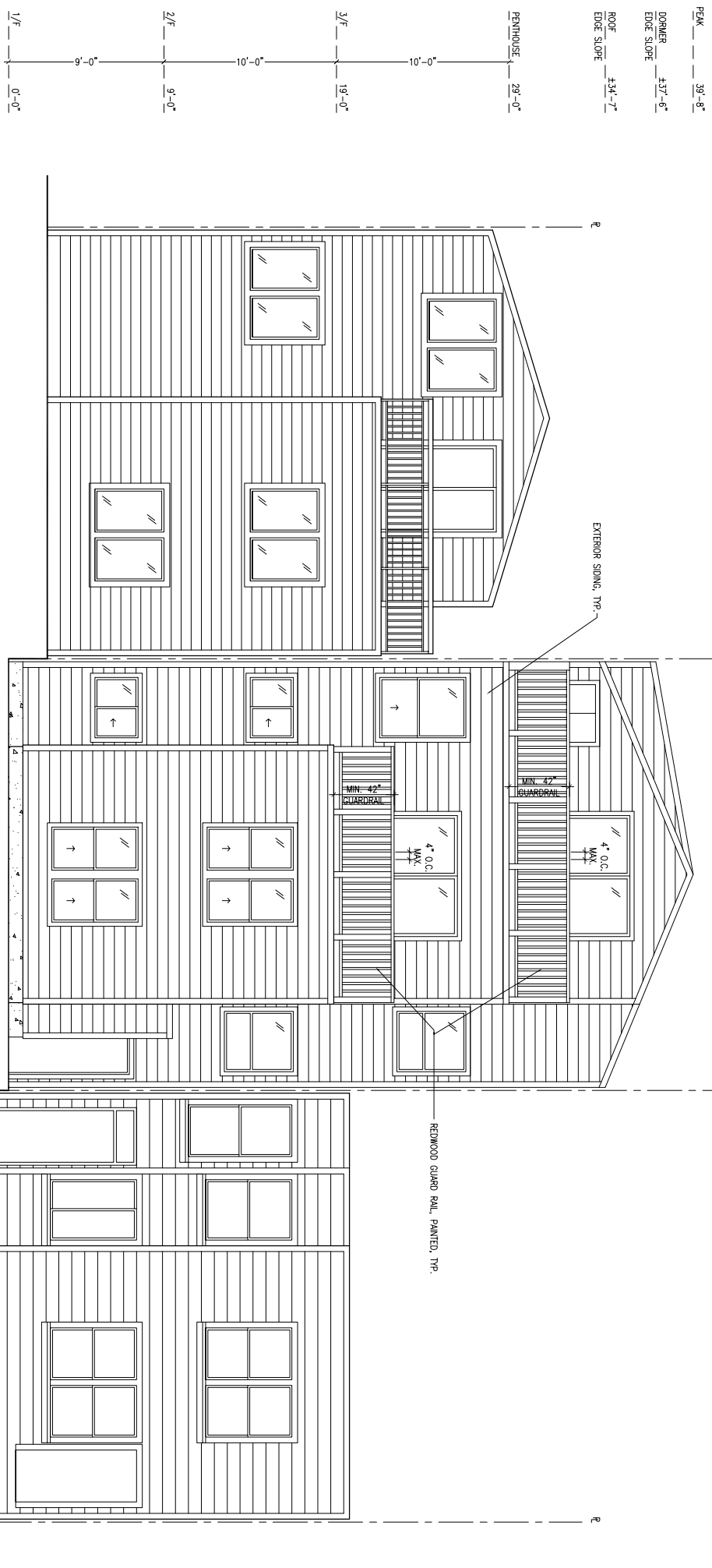
**622 27TH AVENUE,  
 SAN FRANCISCO CA. 94121**

DATE	REVISION
04/15/11	SUBMIT FOR SITE PERMIT
04/2011	REVISION
05/2011	REVISION
11/2011	REVISION

DATE: 04/17/2010  
 SCALE: AS NOTED  
 DRAWN BY: KN  
 PROJ. NO.: 210159

**PROPOSED FRONT ELEVATION**

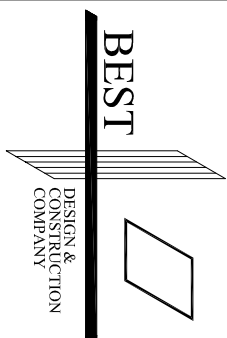
SHEET NO.  
**A-4.0**  
 11 OF 16 SHEETS



**ADJACENT BUILDING**  
BLOCK: 1569 LOT: 30

**SUBJECT BUILDING**  
BLOCK: 1569 LOT: 31  
**PROPOSED REAR ELEVATION**  
SCALE: 1/4"=1'-0"

**ADJACENT BUILDING**  
BLOCK: 1569 LOT: 32



BREKIDAN OFFICE  
100 Old County Road, Suite 100C  
Bridgewater, MA 01920  
Tel: 978-686-5281 Fax: 978-686-4110  
SAN FRANCISCO OFFICE  
2000 Market Street, Suite 100  
San Francisco, CA 94127  
Tel: 415-452-3806 Fax: 415-452-4476

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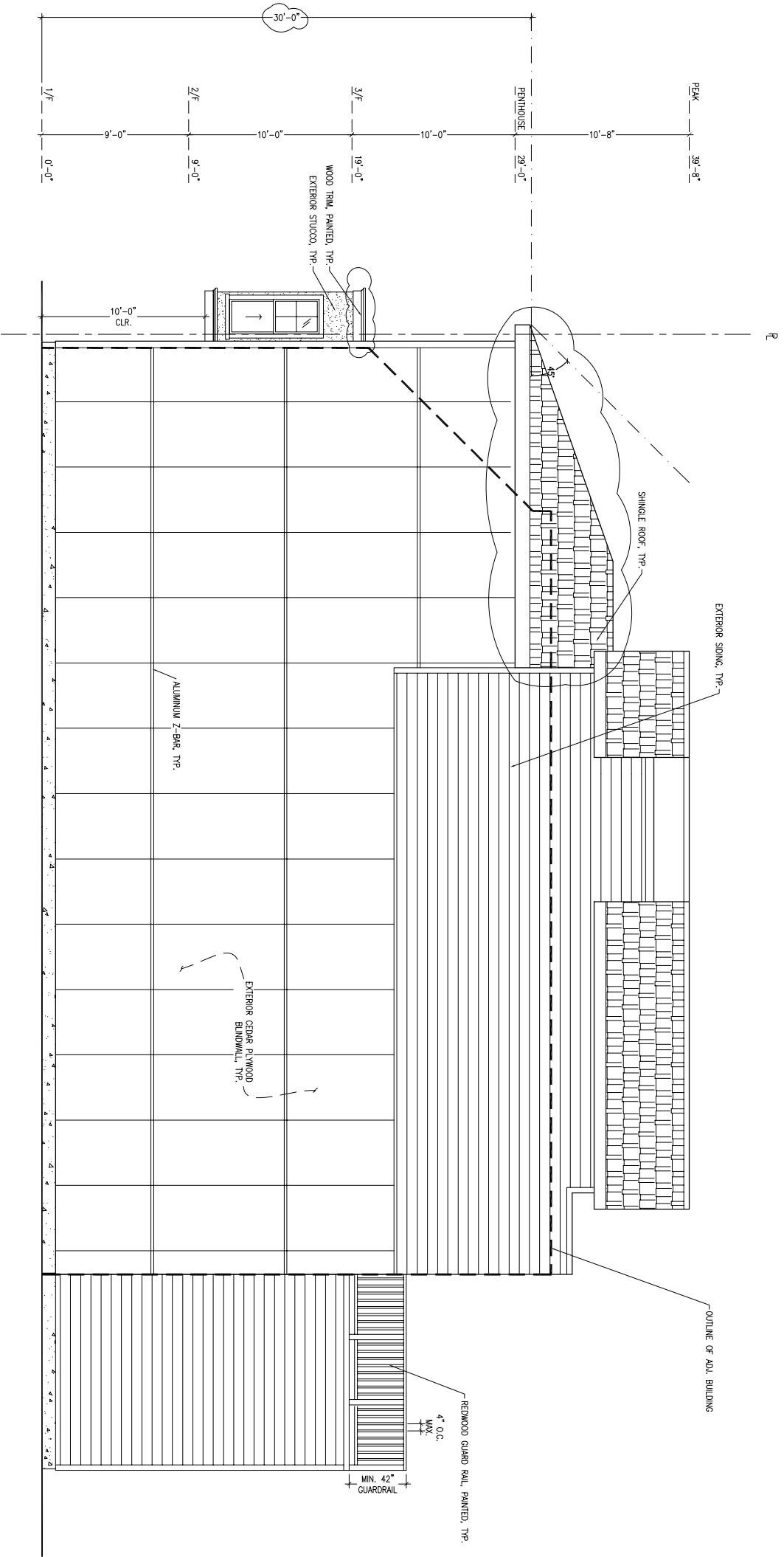
**NEW CONSTRUCTION  
OF A DUPLEX**

**622 27TH AVENUE,  
SAN FRANCISCO CA. 94121**

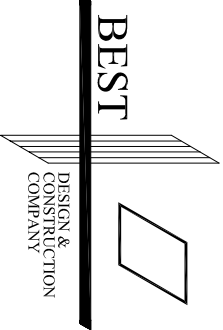
DATE	REVISION
04/15/11	SUBMIT FOR SITE PERMIT
04/20/11	REVISION
05/20/11	REVISION

DATE: 04/17/2010  
SCALE: AS NOTED  
DRAWN BY: KN  
PROJ. NO.: 210159  
DRAWING TITLE  
**PROPOSED REAR ELEVATION**

SHEET NO.  
**A-4.1**  
12 OF 16 SHEETS



**PROPOSED SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"



BRISBANE OFFICE  
1100 Old County Road, Suite 100C  
Brisbane, Shropshire, CA 94005  
Tel: 415-452-3476 Fax: 415-452-3476  
SAN FRANCISCO OFFICE  
2010 Geary Blvd., Suite 4419  
San Francisco, CA 94117  
Tel: 415-452-3876 Fax: 415-452-3476

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**NEW CONSTRUCTION  
OF A DUPLEX**

**622 27TH AVENUE,  
SAN FRANCISCO CA. 94121**

DATE	REVISION
04/15/11	SUBMIT FOR SITE PERMIT
04/2011	REVISION
05/2011	REVISION
12/2011	REVISION

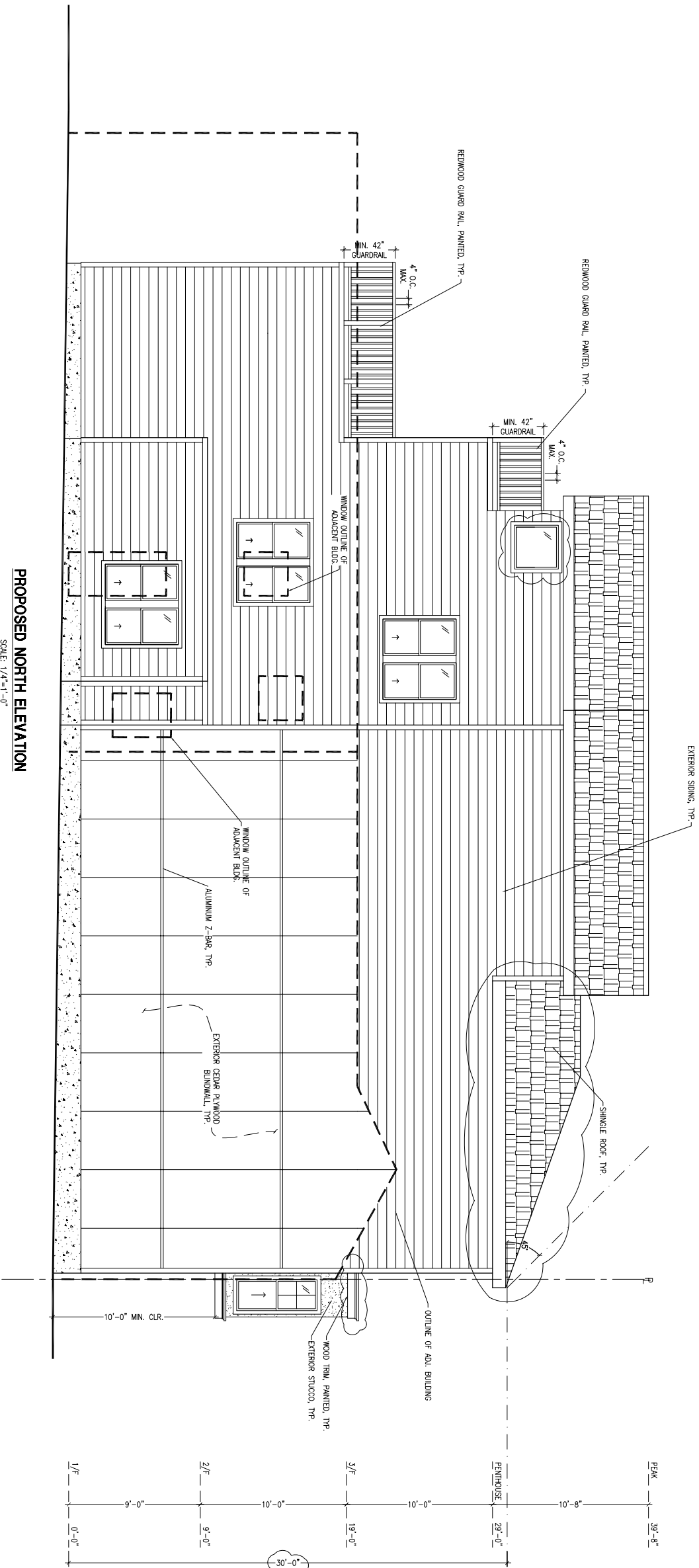
DATE: 04/17/2010  
SCALE: AS NOTED  
DRAWN BY: KN  
PROJ. NO.: 210159  
DRAWING TITLE

**PROPOSED SOUTH  
ELEVATION**

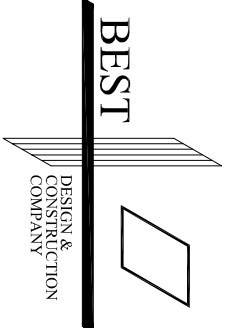
SHEET NO.

**A-4.2**

13 OF 16 SHEETS



**PROPOSED NORTH ELEVATION**  
SCALE: 1/4"=1'-0"



BERKELEY OFFICE  
100 Old County Road, Suite 100C  
Berkeley, CA 94705  
Tel 415-868-5528 Fax 415-868-4416

SAN FRANCISCO OFFICE  
1000 Market Street, Suite 100  
San Francisco, CA 94127  
Tel 415-452-8676 Fax 415-452-3476

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**NEW CONSTRUCTION  
OF A DUPLEX**

**822 27TH AVENUE,  
SAN FRANCISCO CA. 94121**

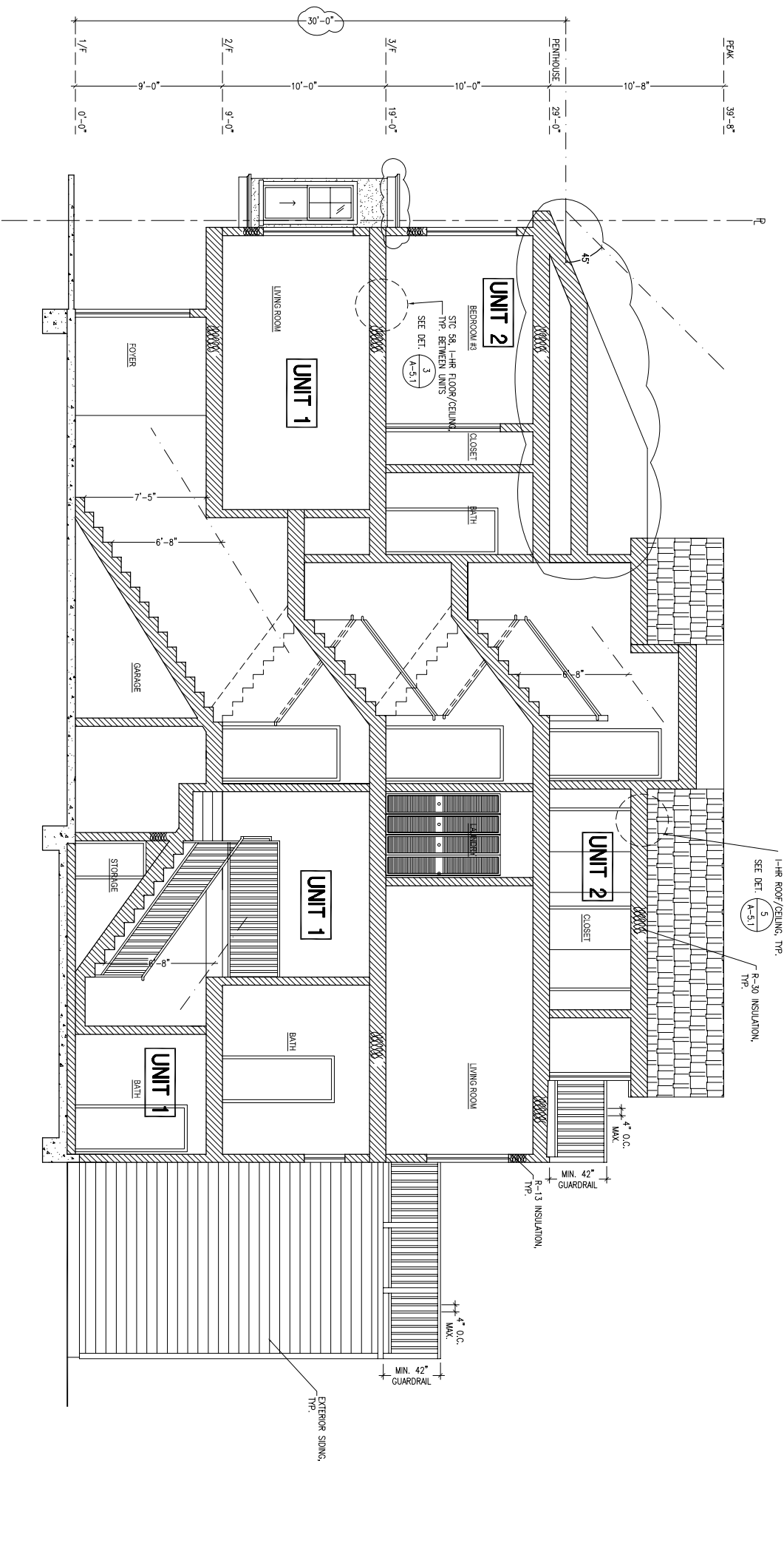
DATE	REVISION
04/15/11	SUBMIT FOR SITE PERMIT
04/2011	REVISION
05/2011	REVISION
12/2011	REVISION

DATE: 04/17/2010  
SCALE: AS NOTED  
DRAWN BY: KN  
PROJ. NO.: 210159

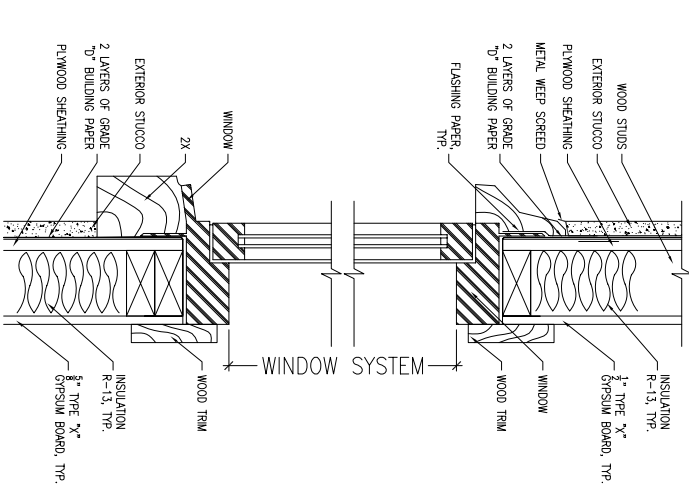
**PROPOSED NORTH  
ELEVATION**

SHEET NO.  
**A-4.3**  
14 OF 16 SHEETS

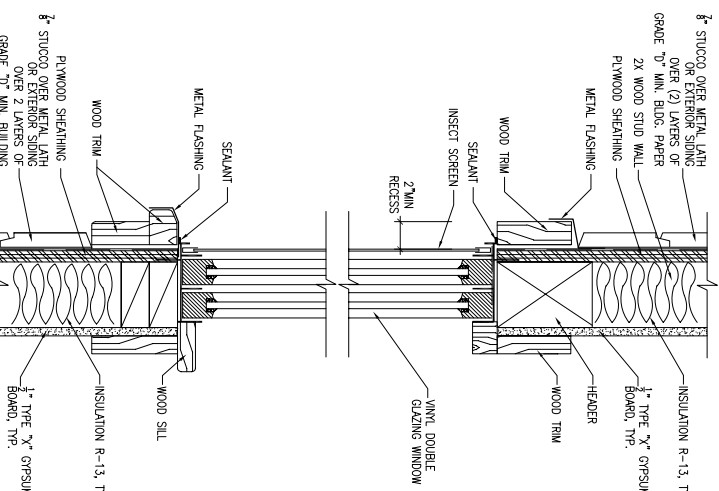




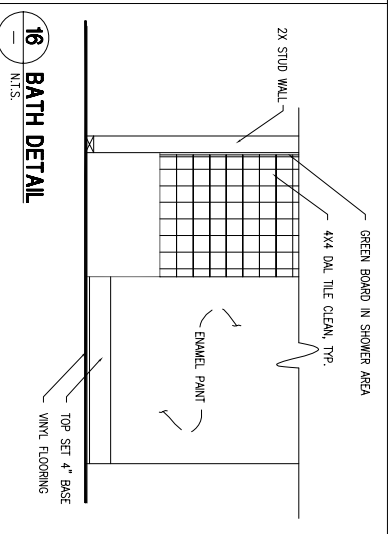
SECTION A-A  
SCALE: 1/4"=1'-0"



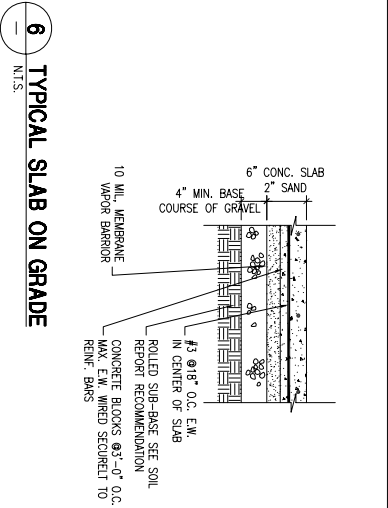
11 WALL @ WINDOW WITH STUCCO FINISH  
N.T.S.



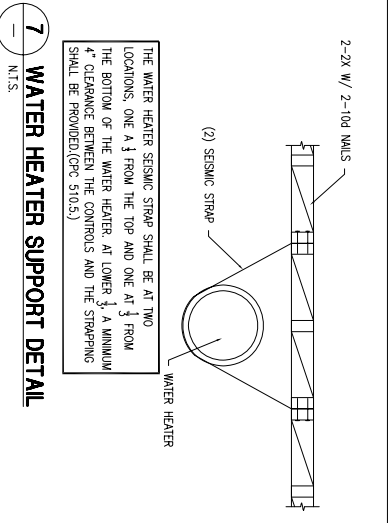
10 WALL @ WINDOW WITH SIDING FINISH  
N.T.S.



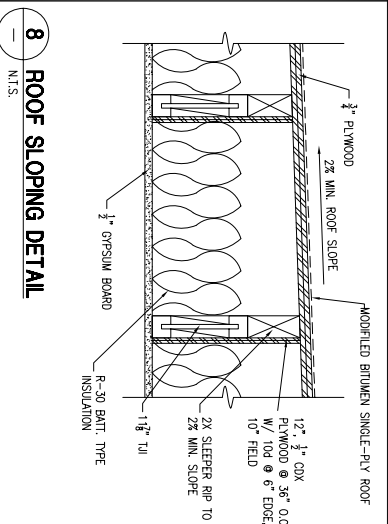
16 BATH DETAIL  
N.T.S.



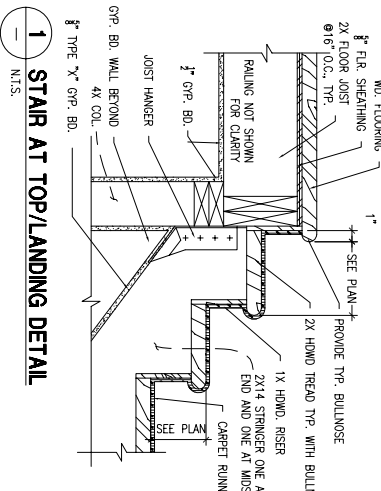
6 TYPICAL SLAB ON GRADE  
N.T.S.



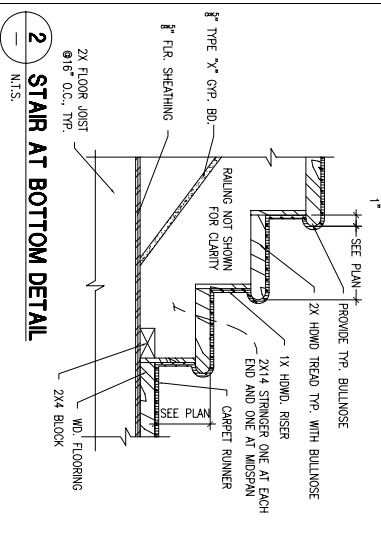
7 WATER HEATER SUPPORT DETAIL  
N.T.S.



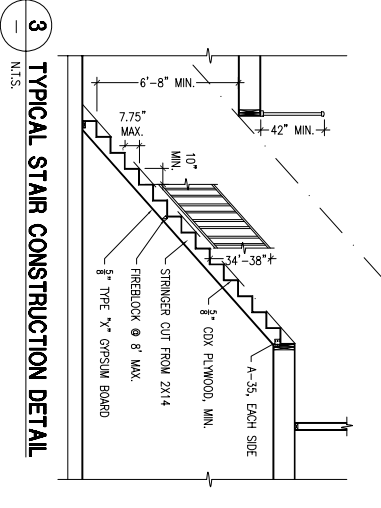
8 ROOF SLOPING DETAIL  
N.T.S.



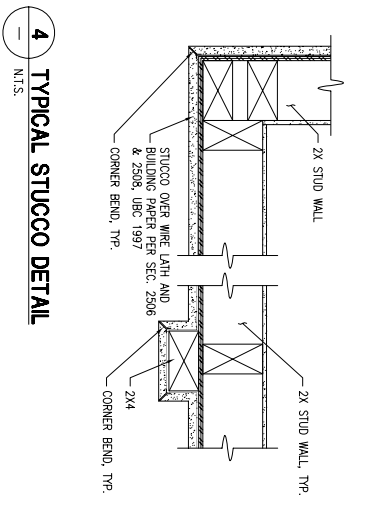
1 STAIR AT TOP/LANDING DETAIL  
N.T.S.



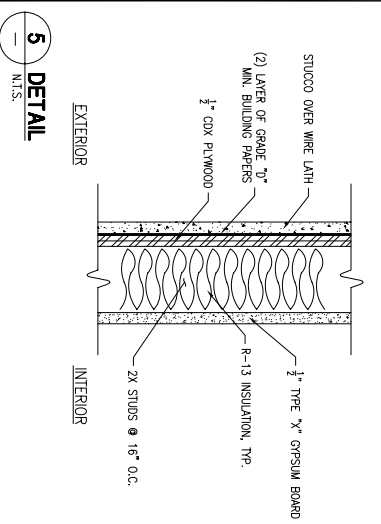
2 STAIR AT BOTTOM DETAIL  
N.T.S.



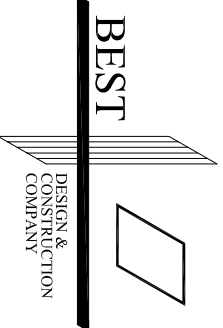
3 TYPICAL STAIR CONSTRUCTION DETAIL  
N.T.S.



4 TYPICAL STUCCO DETAIL  
N.T.S.



5 DETAIL  
N.T.S.



BESTBANK OFFICE  
100 Old County Road, Suite 100C  
San Francisco, CA 94127  
Tel: 415-435-5258 Fax: 415-435-4410

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NEW CONSTRUCTION  
OF A DUPLEX

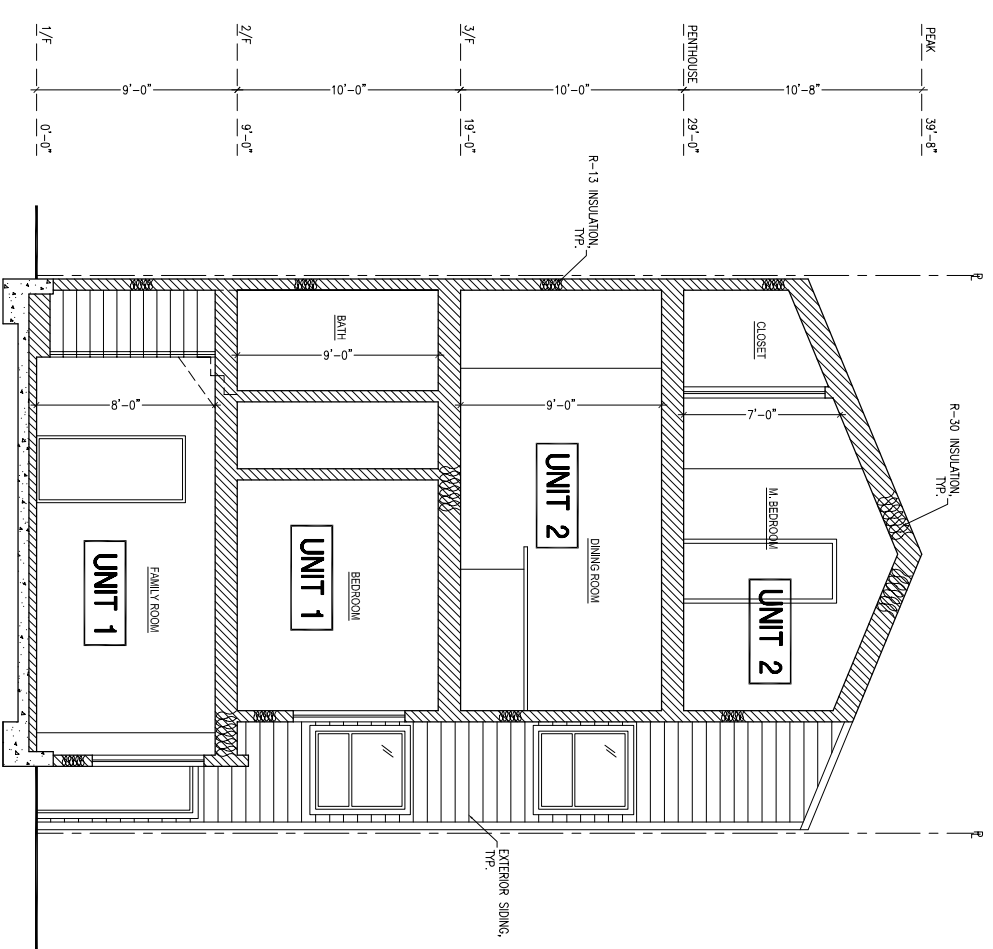
622 27TH AVENUE,  
SAN FRANCISCO CA. 94121

DATE	REVISION
04/15/11	SUBMIT FOR SITE PERMIT
04/20/11	REVISION
05/20/11	REVISION
12/20/11	REVISION

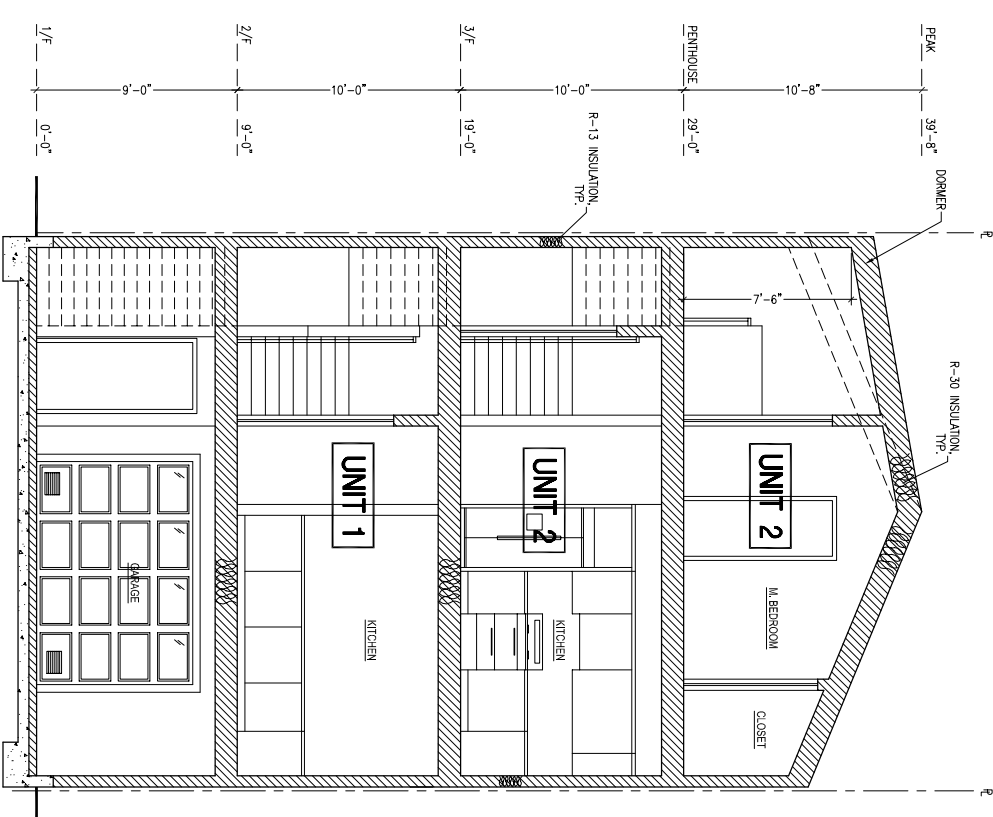
DATE: 04/17/2010  
SCALE: AS NOTED  
DRAWN BY: KN  
PROJ. NO.: 210159

DRAWING TITLE  
SECTION A-A & DETAILS

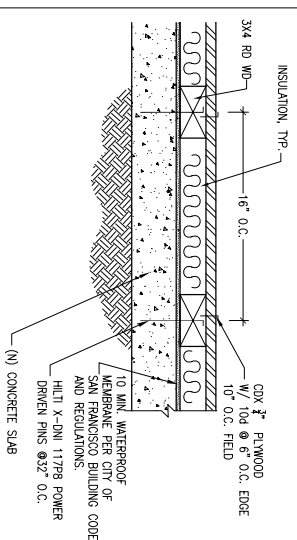
SHEET NO.  
A-5.0  
15 OF 16 SHEETS



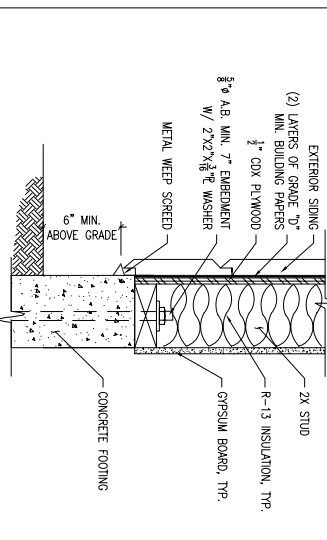
**SECTION B-B**  
SCALE: 1/4"=1'-0"



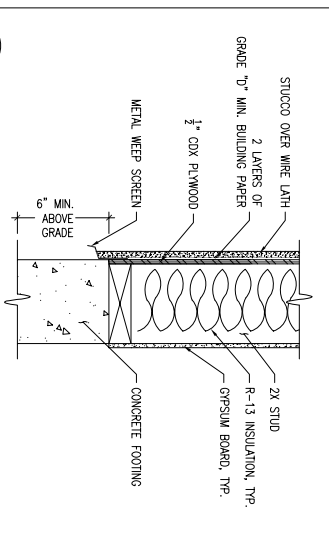
**SECTION C-C**  
SCALE: 1/4"=1'-0"



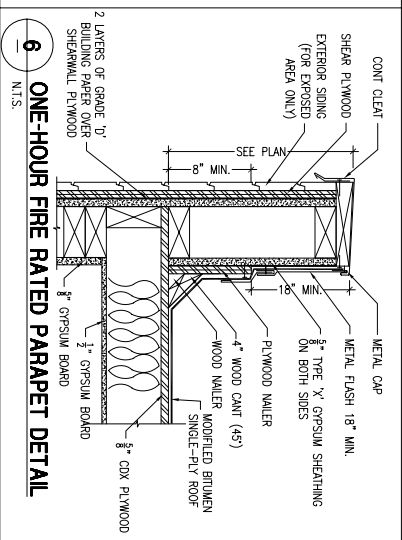
**15 FLOOR FURRING DETAIL (FOR LIVING AREA ONLY)**  
N.T.S.



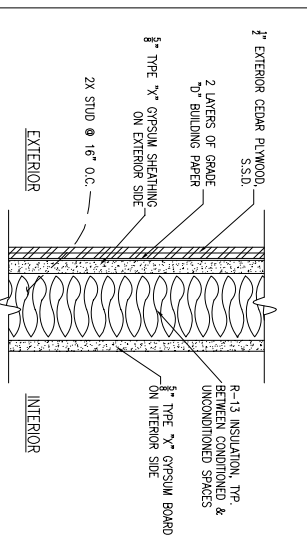
**13 TYPICAL SIDING DETAIL**  
N.T.S.



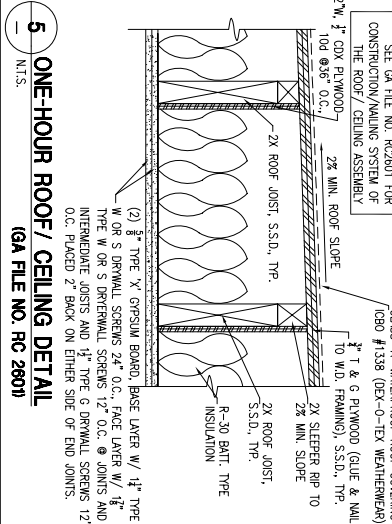
**12 TYPICAL STUCCO DETAIL**  
N.T.S.



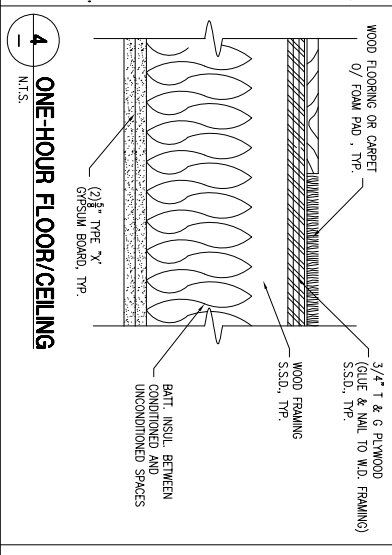
**6 ONE-HOUR FIRE RATED PARAPET DETAIL**  
N.T.S.



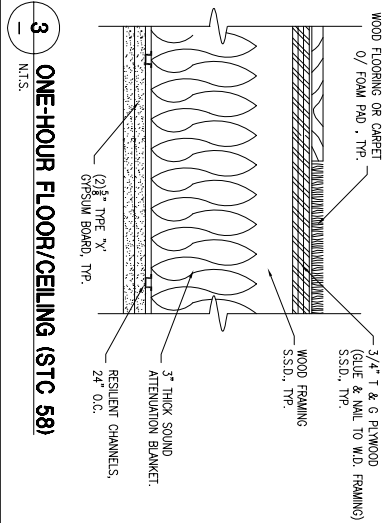
**1 TYPICAL 1-HOUR EXTERIOR WALL DETAIL**  
N.T.S.



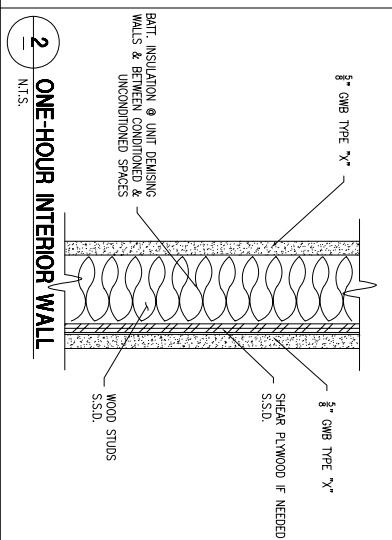
**5 ONE-HOUR ROOF/CEILING DETAIL**  
N.T.S.



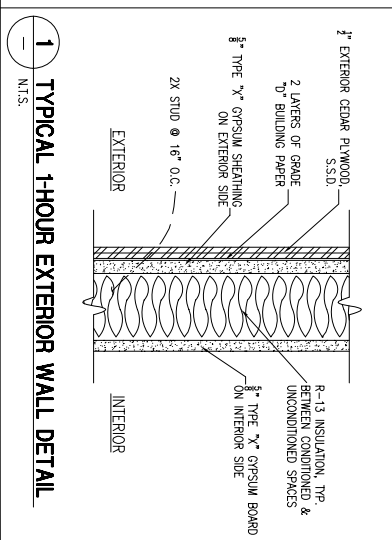
**4 ONE-HOUR FLOOR/CEILING DETAIL**  
N.T.S.



**3 ONE-HOUR FLOOR/CEILING (STC 58) DETAIL**  
N.T.S.



**2 ONE-HOUR INTERIOR WALL DETAIL**  
N.T.S.



**7 SCUPPER THROUGH CEM. PLAS. WALL MODIFIED BITUMEN SINGLE-PLY ROOFING ON WOOD FRAMING**  
N.T.S.

**BEST**  
DESIGN & CONSTRUCTION COMPANY

BRISBANE OFFICE:  
100 Old County Road, Suite 100C, #4005  
Brisbane, Tel: 415-656-5528 Fax: 415-656-4416  
SAN FRANCISCO OFFICE:  
2010 Ocean Avenue, Suite D  
San Francisco, CA 94112  
Tel: 415-452-8870 Fax: 415-452-3476

**FOR SITE PERMIT APPLICATION ONLY**

**NEW CONSTRUCTION OF A DUPLEX**

**622 27TH AVENUE,  
SAN FRANCISCO CA. 94121**

DATE	REVISION
04/15/11	SUBMIT FOR SITE PERMIT
04/20/11	REVISION
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DRAWN BY: KN  
PROJ. NO.: 210159

**SECTIONS & DETAILS**

SHEET NO. **A-5.1**  
16 OF 16 SHEETS